

IMPROVEMENT LEASE

PARTIES AND DATE

1. THIS AGREEMENT made as of the 20th day of July 1960, between GREENVILLE PETROLEUM COMPANY, a South Carolina corporation,

AUG 5 3 51 PM 1960

OLLIE ... WORTH

hereinafter called "LESSOR" (whether one or more) and THE ATLANTIC REFINING COMPANY, a Pennsylvania corporation, hereinafter called "ATLANTIC",

WITNESSETH:

DESCRIPTION

2. LESSOR does hereby demise and lease unto ATLANTIC ALL THAT CERTAIN parcel of ground together with the buildings and improvements now and hereafter erected thereon SITUATE in County of Greenville, State of South Carolina, and more particularly described ~~as follows~~ according to a survey thereof dated April 1960, by Dalton & Neves, of Greenville, South Carolina as follows:

BEGINNING at an iron pin at the intersection of the East right-of-way line of Old Buncombe Road (60 feet wide) and the South right-of-way line of Franklin Road (60 feet wide) and running thence (1) along the said South right-of-way line of Franklin Road South 80 degrees 4 minutes East 150 feet to an iron pin; thence (2) along a line parallel to the said East right-of-way line of Old Buncombe Road South 4 degrees 7 minutes East 100 feet to an iron pin; thence (3) along a line parallel to the said South right-of-way line of Franklin Road North 80 degrees 4 minutes West 150 feet to an iron pin in the said East right-of-way line of Old Buncombe Road; and thence (4) along said right-of-way line of Old Buncombe Road North 4 degrees 7 minutes West 100 feet to the place of beginning.

TOGETHER with the following trade fixtures:

- (1) 1-Shelving Set
- (2) 1-Hot Water Heater
- (3) 1-Air Compressor
- (4) 4-Single Pumps
- (5) 1-Lift
- (6) 3-3000 Gallon Tanks
- (7) 1-550 Gallon Tank
- (8) 1-16' Fl. Island Luminaire
- (9) 1-8' Fl. Island Luminaire
- (10) 3-Island Poles
- (11) 5-Fl. Area Luminaires
- (12) 8-Floodlight Assemblies
- (13) 4-Floodlight Poles

2A. As used in this lease the term "demised premises" shall include the said parcel of ground, buildings and improvements and trade fixtures.



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