

STATE OF SOUTH CAROLINA)
) LEASE AGREEMENT
 COUNTY OF GREENVILLE)

This Lease Agreement made and entered into this
8th day of November, 1974, by and between DONALD J.
 WILLIAMS, hereinafter referred to as LESSOR, and Space Petroleum, Inc.
~~Oil Company, Inc.~~, hereinafter referred to as LESSEE,

W I T N E S S E T H :

That the Lessor, for and in consideration of the
 rents hereinafter reserved and of the agreements given on
 the part of the Lessee, to be paid, kept and fulfilled, has
 granted and leased and by these presents does hereby grant
 and lease unto the Lessee, the following described property:

ALL that certain piece, parcel or lot of land
 situate, lying and being at the intersection of
 S. C. Highway 290 and Highway 414, near the City
 of Greer, in the County of Greenville, State of
 South Carolina, and being triangular in shape and
 running approximately 150 feet on Highway 414 and
 approximately 120 feet on Highway 290 and approxi-
 mately 150 feet across the front as shown on a
 plat attached hereto and marked Exhibit A, and
 which is incorporated into and made a part of the
 description of the premises herein leased.

TO HAVE AND TO HOLD THE said premises for a period of
 FIVE (5) YEARS, commencing on December 1, 1974, and ending
 on November 30, 1979, subject to the rentals and conditions
 hereinafter provided:

1. The Lessee shall pay a rental of \$225.00 per month,
 commencing on December 1, 1974, payable ^{Nov 14 1974} in advance, for a period
 of five (5) years; said lease agreement ending on November 30,
 1979.

2. It is further agreed that, upon the expiration
 of this Five (5) Year term, the Lessee shall have the OPTION
 to renew this Lease Agreement for an additional Five (5) Year
 period at a rental of not less than \$225.00 per month bu this
 amount is to be adjusted upward if the economic conditions
 warrant an increase. If the parties cannot agree, at that time,
 to a reasonable increase of rent if economic conditions warrant
 it, then the right to renew shall be null and void.