

MODIFICATION OF LEASE

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THIS AGREEMENT, made this 12 day of NOVEMBER, 1977, by and between CHARLES E. MCKAY and MILDRED M. MCKAY, his wife, of Greenville, South Carolina, hereinafter referred to as LESSOR, and AMOCO OIL COMPANY, a Maryland corporation, hereinafter referred to as LESSEE:

W I T N E S S E T H

WHEREAS, by lease dated October 11, 1949, recorded in Office of the R. M. C. for Greenville County, State of South Carolina, in Deed Book No. 405, at Page 521, as modified by Supplemental Agreement to Lease dated October 4, 1962, recorded in the office of R. M. C. for Greenville County, South Carolina, in Deed Book No. 710, at Page 134, LESSOR has leased unto LESSEE certain premises situated at the southeast corner of Pendleton and Memminger Streets, in the City of Greenville, County of Greenville, State of South Carolina, the said premises being more fully described in the aforesaid lease which is herewith referred to for all purposes as though fully set forth herein, and

WHEREAS, the current term of said lease expires on December 31, 1977, and

WHEREAS, LESSOR and LESSEE mutually desire to modify and amend said lease in certain particulars as hereinafter set forth.

NOW, THEREFORE, for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid to LESSOR by LESSEE, and of other good and valuable considerations, the receipt and sufficiency whereof being hereby acknowledged, it is hereby understood and agreed as follows:

1. The second five (5) year renewal option contained in Paragraph 4 of the Supplemental Agreement to Lease dated October 4, 1962, is hereby deleted and in lieu thereof, Lessee is granted the option of extending said lease for five (5) successive one (1) year renewal options following the expiration of the current term thereof at and for the rental of Four Hundred Dollars (\$400.00) per month; said options to be exercisable by Lessee in the manner set forth in said lease, save for the first (1st) one-year renewal privilege which shall be deemed to have been duly exercised by the execution of this Modification by the parties hereto.
2. As herein modified and extended the parties hereto do hereby ratify and confirm all terms, provisions, conditions and options as contained in said lease dated October 11, 1949 and in Supplemental Agreement to Lease dated October 4, 1962.

IN WITNESS WHEREOF, the parties hereto have executed these presents the day and year first above written.

WITNESS AS TO BOTH:

Laura Gordon

Cathy Suran

WITNESS:

Josephine

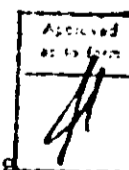
J. Blalock

Charles E. McKay (SEAL)
Charles E. McKay

Mildred E. McKay (SEAL)
Mildred E. McKay

AMOCO OIL COMPANY

H. Kemper
H. Kemper - Director of Marketing



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