STATE OF SOUTH CAROLINA)
) LEASE
COUNTY OF GREENVILLE)

This Lease made in the County of Greenville, State of South Carolina, this 1st day of May, 1978, between Mary B. Sutherland, of Greenville, South Carolina, hereinafter referred to as Lessor, and McCullough Oil Co., Inc. of Greenville, South Carolina, hereinafter referred to as Lessee, witnesseth:

Lessor, for and in consideration of the agreements of Lessee hereinafter mentioned, hereby leases to Lessee and Lessee hereby leases from Lessor, the premises located as 904 Pinckney Street, Greenville, South Carolina, more particularly described as follows:

> ALL that certain piece, parcel of lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southeastern side of Pinckney Street, near the City of Greenville, consisting of 1.54 acres as shown on a plat entitled "Property of Alwin Realty Co. near Greenville, S.C.", made by Dalton & Neves, December, 1949, revised June, 1951, and February, 1955, and having, according to said plat, the following metes and bounds, to-wit:
>
> BEGINNING at a monument on the Southeastern side of Pinckney Street, in the center of the old G & L Railroad right of way and running thence with the Southeastern side of Pinckney Street, N. 23-46 W. 150 feet to an iron pin; thence, N. 1-24 E. 15 feet, more or less to an iron pin in the center of a railroad siding; thence in an easterly direction with the center line of said railroad siding 387 feet to an iron pin in the Southwestern side of a proposed 40 feet street; thence, S. 48-39 E. 21 feet to an iron pin, corner of property of Columbia Baking Company; thence with the line of property of Columbia Baking Company, S. 30-15 E. 151.7 feet to an iron fence post in the center line of the old G & L Railroad right of way; thence along the center line of said old right of way, S. 70-01 W. 75 feet to an iron fence post, S. 64-58 W. 146.8 feet to an iron pin, S. 52-57 W. 77 feet to an old pin, S. 49-06 W. 122.8 feet to a monument on the Southeastern side of Pinckney Street, the point of Beginning.

This lease is for the term of Three (3) years beginning May 1, 1978 and ending April 30, 1981, unless sooner terminated as hereinafter provided.

4328 RV.2