

GREENVILLE CO. S.C.  
3

Vol 1033 p. 547

LEASE AGREEMENT

THIS LEASE, made and entered into this 1st day of September, 1978 by and between TRITOR, U.S.A., INC., a Nevada corporation, Lessor, and GULF OIL CORPORATION, a Pennsylvania corporation, acting herein by and through GULF OIL COMPANY - U.S., a division thereof, Lessee

WITNESSETH

1. That Lessor has this day leased to Lessee that certain parcel of land located at the intersection of Old Spartanburg Road and Haywood Road in or near the City of Greenville, State of South Carolina, County of Greenville, being those Premises outlined in red on the survey annexed hereto as (Exhibit A) and being more particularly described as follows (hereinafter "Premises"):

Beg. at an iron pin on Northern R/W of Old Spartanburg Road S.C. No. S-94 being radius pin for Haywood-Howell Road S.C. No. S-273, thence running along Eastern R/W of said Road No. S-273 N 63-02-46 W 18.75' to an iron pin on said R/W, thence continuing with R/W the following courses and distances N 10-51-17 W 42.65' to an iron pin, thence N 9-22-17 W 48.95' to an iron pin, thence N 7-52-17 W 48.95' to an iron pin thence N 6-20-17 W 51.90' to an iron pin, thence N 5-32-17 W 135.3' to an iron pin on R/W of said Haywood-Howell Rd. S.C. No. S-273 thence leaving R/W and running with the line of the Great Atlantic & Pacific Tea Co., Inc. S 89-51-47 E 168.5' to an iron pin thence running with line of Pizza Hut S 0-10-16 W 283.32' to an iron pin on Northern R/W of Old Spartanburg Rd. S.C. No. S-94 thence running with said R/W S 65-34-20 W 120.09' to the point of beginning, containing 1.08 Ac. or 47,037 Sq. Ft.

Said leased Premises shall include the above described real estate, together with all existing driveways and street front privileges, and all improvements and buildings situate thereon, or to be erected thereon.

2. Said Premises are leased for the purpose of the sale and storage thereon of gasoline, petroleum and petroleum products and such other products and services as are customarily sold at an automotive gasoline service station and, at Lessee's option, for the conduct of any other lawful business thereon; provided however, that such other business shall not compete directly with that of

COPIES 1 502579 759

7.0001

4328 RV.2