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IMPROVEMENT LEASE

PARTIES AND DATE

1. THIS AGREEMENT made as of the 26th day of October ~~day of~~ 1953, between GREENVILLE PETROLEUM COMPANY, a South Carolina corporation, 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 Ward 5, in the City and County of Greenville, State of South Carolina, and more particularly described ~~xxxxxxxxxx~~ according to a survey thereof made August 18, 1953, by Pickell and Pickell, Engineers, of Greenville, South Carolina, as follows:

BEGINNING at a point at the intersection of the southerly line of Pendleton Street and the westerly line of South Calhoun Street; extending thence (1) along said line of South Calhoun Street, South 18 degrees 25 minutes West 150 feet to a point in line of land now or formerly of Lizzie R. Mauldin; thence (2) along said line of land now or formerly of Lizzie R. Mauldin, North 71 degrees 35 minutes West 82 feet to a point in line of land now or formerly of J. Roy Corbett; thence (3) along said line of land now or formerly of J. Roy Corbett, North 18 degrees 25 minutes East 150 feet to a point on said southerly line of Pendleton Street; and thence (4) along said southerly line of Pendleton Street, South 71 degrees 35 minutes East 82 feet to the place of beginning.

TOGETHER with the right, privilege and easement to enter upon and go across the following described property, as more particularly set out in a certain easement agreement from J. Roy Corbett to Lessor, dated September 14, 1953, and intended to be forthwith recorded in the office of the Register of Deeds in and for the County of Greenville, South Carolina:

ALL THAT CERTAIN lot and parcel of land in the City of Greenville aforesaid, adjoining the above described premises on the West, beginning at a point 82 feet from the intersection of the south side of Pendleton Street and the west side of Calhoun Street, on a course North 71 degrees 35 minutes West from said intersection. From this point South 18 degrees 25 minutes West along the western property line of lands now owned by Greenville Petroleum Company 18 feet to a point in said property line; thence North 26 degrees 35 minutes West a distance of 25.46 feet to a point in the southern property line of Pendleton Street; thence South 71 degrees 35 minutes East 18 feet to the point and place of beginning.

TOGETHER with the right to use the present curb cut and approach now in and installed directly north of the above described property between the northern property line and the present 6-inch granite curb located along the south side of Pendleton Street.

SUBJECT, NEVERTHELESS to an easement for ingress and regress granted to others over the southerly ten (10) feet of the herein demised premises.

See Deed Book 520 Page 277
See Deed Book 516 Page 471
See Deed Book 506 Page 71
For mutual cancellation of lease
For assignment of lease
For assignment of lease