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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

LEASE AGREEMENT

THIS AGREEMENT made and entered into this 18th day of August, 1970, by and between THE C. F. SAUER COMPANY, a Virginia corporation, hereinafter referred to as "Landlord", and THE SPARTAN PETROLEUM COMPANY, INC., a South Carolina corporation, hereinafter referred to as "Tenant".

WITNESSETH:

That the Landlord for and in consideration of the agreements and covenants hereinafter mentioned to be performed by the Tenant, does hereby demise, lease and rent to the Tenant, its successors and assigns, for the period hereinafter set forth:

> Lot at the intersection of Highway 276 and Forrester Road, Greenville County, South Carolina, $150' \times 150'$ containing 22,500 sq. ft., as shown on survey attached hereto.

Together with all of the rights, privileges and appurtenances thereunto belonging.

To have and to hold the same for and during a period of fifteen (15) year and ending commencing

In consideration whereof, it is mutually agreed between the parties as follows:

Tenant shall have the right from and after the date first above written to go upon the said leased premises for the purpose of constructing an automobile service station, together with any other building for business purposes which it shall desire, provided that the same shall fully comply with the applicable building codes and zoning requirements of Green-The entire cost of such construction shall be borne by ville County. Tenant. Said construction shall be of good quality materials, construction

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