



LEASE AGREEMENT

THIS AGREEMENT, in duplicate, made and entered into this 27th day of March, A. D. 1950, by and between Lydia P. Martin

of 401 Cresent Ave., street address Greenville, S.C., party of the first part, Lessor (whether one or more, and when referred to by pronoun the singular neuter gender will be used) and SINCLAIR REFINING COMPANY, a Maine corporation, authorized to transact business as a foreign corporation in the State of South Carolina, having its principal business office at New York, New York, party of the second part, Lessee,

WITNESSETH:

1. Lessor, for and in consideration of the rents, covenants and agreements hereinafter mentioned, reserved and conditioned on the part of Lessee to be maintained, paid, kept and performed, has rented and leased and by these presents does hereby rent and lease unto Lessee, its successors and assigns, that part and only that part of the following described premises, used for and constituting an oil and gasoline service station, (including Lessor's right in or to the use of the land within street lines in front thereof), and excluding all other parts or portions of said premises, situate in the city of Greenville, County of Greenville, and State of South Carolina at No. Street, (If in the country) one (1) miles West of the City of Greenville on U.S. #123 Highway, State of South Carolina; said premises being also known as: Being further described as:

All that certain lot, parcel or piece of land, situate, lying and being on the South side of U.S. #123, in the triangle formed by the Easley Bridge Road and U.S. Highway #123. Being further described as follows;

Beginning at an iron pin on the Northeast corner of property and running in a Westerly direction for 207.9 ft.; thence at right angles in a Southerly direction for a distance of 84 ft., more or less; thence a distance of 221.9 ft. in an Easterly direction to an iron pin on the Southeast corner of lot; thence in a Northerly direction to the point of beginning for a distance of 26 ft. Being bordered on the North by U.S. Highway #123, on the West by other lands of Lydia P. Martin, on the South by Easley Bridge Road and on the East by right-of-way of the S.C. Highway Department.

TO HAVE AND TO HOLD the above rented and leased premises with the buildings, improvements and fixtures, and such furniture, pumps, tanks, air compressors, appliances, pipe lines, unloading racks and unloading facilities as may now or hereafter be located or placed thereon by Lessor, and all rights, privileges and appurtenances thereunto belonging, together with any and all permits, whether village, city, county or state, unto Lessee, its successors and assigns, for a term of five (5) years from the 1st day of August, A. D. 1950. Lessor hereby covenants and agrees to place Lessee in possession of the demised premises and improvements at the beginning of and for said term. Lessor hereby gives and grants to Lessee the exclusive option and privilege of extending this lease for a period of five (5) years. Lessee may exercise

(Continued on reverse side)