

LEASE AGREEMENT

THIS AGREEMENT OF LEASE, made and entered into this 25th day of June, 1952, by and between CHARLES G. MASON (Unmarried)

of Greenville County, State of South Carolina Lessor, and the GULF OIL CORPORATION, a corporation organized and existing under the laws of the State of Pennsylvania, Lessee, WITNESSETH:

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That lessor has this day rented and leased to lessee, a certain parcel of land located in or near the City of Greenville State of South Carolina, and County of Greenville and described as follows:

A part of lots 10 and 11 on plat of property of Wade Cothran made by Dalton and Neves, Engineers, in July 1927, recorded in the REC office for Greenville County, South Carolina in plat book H at Page 163 and being more particularly described as follows:

Beginning at the point where the northeasterly margin of Augusta Road intersects the Northwesterly margin of McPherson St. and running thence with the Northeasterly margin of Augusta Rd. N. 46° 13' W. a distance of one hundred fifty-five and five tenths (155.5) feet to a point; thence a curve to the right having a radius of forty-seven and one tenth (47.1) feet, (said curve forming the intersection of McDaniel Ave. and Augusta Rd.) for a distance of forty-four and two tenths (44.2) feet as measured along the chord of said curve bearing N. 18° 19' W. to an iron pin in the easterly margin of McDaniel Ave.; thence with the easterly margin of McDaniel Ave. N. 9° 35' E. a distance of sixty (60) feet to a point; thence N. 86° 45' E. a distance of seventy-two (72) feet to a point; thence S. 45° 09' E. a distance of one hundred ninety and seven tenths (190.7) feet to a point in the northwesterly margin of McPherson St.; thence with the northwesterly margin of McPherson St. S. 49° 17' W. a distance of one hundred twenty (120) feet to the point of beginning, according to plat of survey by Piedmont Engineering Service dated May 14, 1952.



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

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Said premises are leased for the purpose of the sale and storage thereon of gasoline, petroleum and petroleum products, and at lessee's option for the conduct of any other lawful business thereon, except that alcoholic beverages shall not be sold thereon and the main business conducted on said premises shall be that of a gasoline service station for the sale of such products and performance of such services customarily sold and performed at a gasoline service station.

6.9.71