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LEASE

For True Consideration See Affidavit.

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THIS LEASE, made this 15th day of November, 1960,

between David Baker and Lee J. Baker

of Columbia, South Carolina, hereinafter referred to as Lessor

(whether one or more), and THE PURE OIL COMPANY, an Ohio corporation, hereinafter referred to as Lessee, WITNESSETH:

For the considerations, and subject to the terms, conditions, and provisions of that certain Lease Agreement hereinafter referred to, Lessor has leased and let and hereby leases and lets unto Lessee that certain tract or parcel of land, with any buildings, structures, improvements and equipment thereon,

situated near the City of Greenville, County of Greenville and State of South Carolina, described as follows:

ALL that certain piece, parcel or lot of land near the City of Greenville, in the County of Greenville, State of South Carolina, at the northern corner of the intersection of Grove Road (U.S. Hwy. #29), and Butternut Drive, and being known and designated as a part of Lot No. 1 of the subdivision known as Chestnut Hills, as shown on a plat of said property recorded in the R.M.C. Office for Greenville County in Plat Book "GG", page 35, and to a more recent plat prepared by Dalton & Neves, dated February 1959, which plat is to be recorded, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Grove Road, which iron pin is N. 25-14 E. 125 feet from the point at which the Northwestern side of said road and the northeastern side of Butternut Drive would intersect if the same were extended in a straight line, and running thence N. 64-46 W. 100 feet to an iron pin; thence S. 25-14 W. 125 feet to an iron pin on the northeast side of Butternut Drive; thence with said Drive, S. 64-46 E. 75 feet to an iron pin; thence around the curve at said intersection, N. 70-14 E. 35.35 feet to an iron pin; thence N. 25-14 E. 100 feet to an iron pin, the point of beginning.

together with all appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Lessor in and to any and all roads, streets, alleys and ways bounding said premises.

To have and to hold the same unto Lessee for the period of time, for the considerations, and under the terms, conditions and provisions set out in that certain written Lease Agreement between Lessor and Lessee, bearing even date herewith, duly executed and delivered, and now in effect, covering the premises above described.

Said Lease Agreement contains options to Lessee to renew and extend the term of the lease, to purchase the leased premises and to meet any bona fide offer to purchase the premises made by a third party.

Said Lease Agreement is incorporated herein by reference the same as though fully written herein, and is hereby referred to for all purposes.

IN WITNESS WHEREOF, the parties have caused the due execution of this agreement in duplicate on the day and year above first written.

WITNESSES AS TO LESSOR:

Boothby N. Jones
Parrell Noble

Lee J. Baker (SEAL)
David Baker (SEAL)
(Lessor) (SEAL)

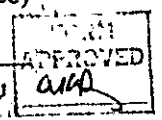
WITNESSES AS TO LESSEE:

Patricia L. Herbert
Sara M. Corbery

THE PURE OIL COMPANY (Lessee) (Lessee)

By [Signature] (Authorized Agent)

ATTEST: [Signature] (Assistant Secretary)



(Continued on Next Page)