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THIS INDENTURE OF LEASE, in triplicate, made and
entered into this 8th day of September, A. D. 1961,
by and between

HENRY MARION LEE, (joined by his wife, ZELA WYROSDICK LEE, for
the purpose of relinquishing dower), of 2723 Augusta Street,
Greenville, South Carolina

party of the first part, Lessor (whether one or more, and when re-
ferred to by pronoun the singular neuter gender will be used), and
SINCLAIR REFINING COMPANY, a Maine corporation, authorized to trans-
act business as a foreign corporation in the State of South Carolina,
having its principal business office at 600 Fifth Avenue, New York 20,
New York, party of the second part, Lessee;

W I T N E S S E T H:

ARTICLE I.

PREMISES:

That 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
the following described real estate, to-wit:

All that piece, parcel or lot of land lying and being in the
Town of Mauldin, Greenville County, South Carolina, at the intersection
of East Butler Avenue and U. S. Highway #276. It begins at an iron pin
at curb on U. S. Hwy. 276 and runs thence along the southern side of E.
Butler Avenue South 89-75 East 149 feet to an iron pin; thence by a
dividing line between the lot being here leased and other lots being
retained by James A. Baldwin, South 5-56 East 105.7 feet to corner of a
lot now owned by Dee and Blanche Forrester; thence along the Forrester
line S 60 degrees West 90 feet to an iron pin on Eastern curb of U. S.
Hwy. 276; thence along the curbe of said Highway N. 28-37 W. 171.15 feet
to the beginning corner and being a portion of the lands conveyed to
Jas A. Baldwin by C. A. Rice and Jessie M. Rice by deeds dated August
20th, 1945, recorded in Deed Book 279, Page 246, RMC Office Greenville
County; according to plat by C. O. Riddle, Registered Land Surveyor,
dated June 24, 1960. East Butler Avenue as shown on the Riddle Plat is
referred to and designated in Rice Deed as Conestee Road and the U. S.
Hwy. 276 is referred to as U. S. Hwy. 2; said premises being a portion
of Lots 19 and 20 on Plat of the property of A. C. and Jessie M. Rice,
recorded in RMC Office for Greenville County in Plat Book "J" at Page
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together with any and all appurtenances thereunto belonging; together
with all easements in adjoining and adjacent land used or reasonably

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