

APR 14 3 20 PM 1965

For True Consideration See Affidavit

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MEMORANDUM OF LEASE

THIS MEMORANDUM dated December 21, 1965, between STAFAC INC., a Delaware corporation ("Lessor"), with offices at 120 Broadway, New York 5, New York, and SHELL OIL COMPANY, a Delaware corporation ("Shell"), with offices at 50 West 50th Street, New York 20, New York.

WITNESSETH:

THAT Lessor has leased, and hereby leases, to Shell the following described premises:

LOCATED at the intersection of Cleveland Street with South Carolina Highway 291 (Pleasantburg Drive) in Greenville, County of Greenville, State of South Carolina, and as shown on plat of survey prepared for Shell Oil Company by Jones Engineering Service, dated January, 1964, recorded in the office of the R.M.C. for Greenville County and having according to said plat the following metes and bounds:

COMMENCING at a stone marking the northwest corner of the intersection of Cleveland Street with S.C. Highway 291 and running thence South 78 degrees 06 minutes West along the north side of Cleveland Street One Hundred Fifty (150) feet to a point; thence turning and running North 06 degrees 50 minutes West along property now or formerly of Star Enterprises, Inc., Two Hundred (200) feet to a point; thence turning and running North 78 degrees 06 minutes East along other property now or formerly of Star Enterprises, Inc., One Hundred Fifty (150) feet to a point on the West side of S.C. Highway 291; thence turning and running South 06 degrees 50 minutes East along the West side of S.C. Highway 291 Two Hundred (200) feet to the point of commencement:

TOGETHER with all of the rights under (but subject to compliance with the terms thereof) easement and agreement between Star Enterprises, Inc., and Shell Oil Company for installation and maintenance of sewer lines dated June 8, 1964, and recorded in Book 756, Page 156:

SUBJECT to (1) easement granted South Carolina Highway Department affecting a 50-foot triangle at the intersection of Cleveland Street and Route 291 prohibiting erection of obstructions to vision, and (2) possible easement for drainage ditch and underground storm drain as shown by plat of survey by Jones Engineering Service:

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