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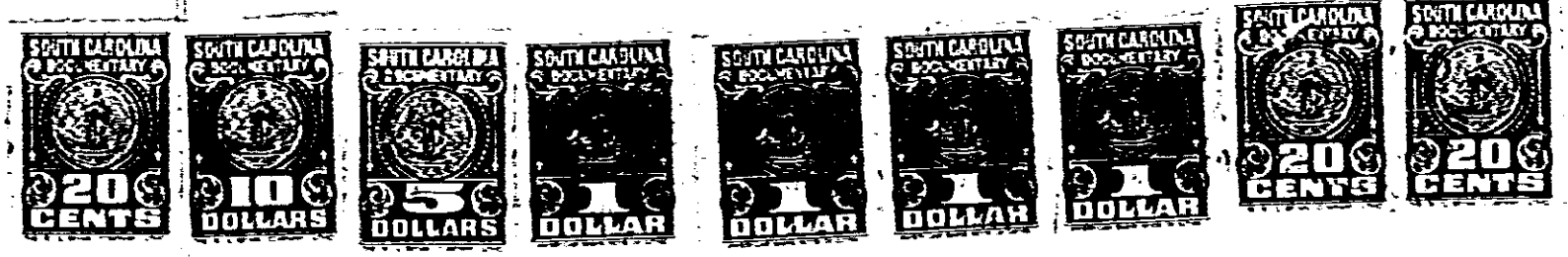
GREENVILLE CO. S. C.  
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DONNIE S. TANKERSLEY  
R.M.C. VOL 1037 PAGE 715

LE A S E

THIS LEASE, made this 13 day of February, 1976,  
by and between STANLEY G. TATE and EDWARD L. DENISON, as General Partners  
for Investments Diversified Limited, a Florida Limited Partnership, whose  
address is 915 Northeast 125th Street, North Miami, Florida, hereinafter  
called "LESSOR," and ASHLAND OIL, INC., whose address is P. O. Box 391,  
Ashland, Kentucky, hereinafter called "LESSEE."

W I T N E S S E T H:

1. LESSOR hereby leases to LESSEE for a primary term of ten (10)  
years, beginning the first day of February, 1976, the following described  
premises situated in Greer, Greenville County, South Carolina, all that  
certain parcel of land having dimensions of 112' x 89' together with all  
the buildings and improvements situated thereon and shown outlined in blue  
on the plan attached hereto as Exhibit "A." LESSOR does further grant unto  
LESSEE, its employees, agents, patrons and invitees for and during the term  
hereof a non-exclusive right to use all driveways outside said parcel but  
within the Greer Plaza Shopping Center in which said parcel is located as  
shown on the attached Exhibit "A" for the purpose of ingress and egress  
between said parcel and all streets or highways which border or provide  
access to the Shopping Center in common with others entitled to use the same.  
LESSOR does further grant to LESSEE, for a term corresponding with the lease  
term described herein, the right to use, maintain or install an existing or  
free standing price and brand identification sign located adjacent to the  
U.S. Route 29 South right of way and the Greer Plaza Shopping Center entrance.  
Said free standing price and brand identification sign shall not exceed  
sixty (60) square feet per face and shall be erected at a location mutually  
agreeable to both LESSOR and LESSEE.



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