

This Lease Made this 17th March 1953 day of March

Harry D. Quinn and Macie Z. Quinn, his wife, hereinafter called Lessor(s), and CROWN CENTRAL PETROLEUM CORPORATION, an existing Maryland Corporation, hereinafter called Lessee:

WITNESSETH:

THAT in consideration of the respective covenants, conditions and agreements herein contained, it is agreed by and between Lessor(s) and Lessee as follows:

I. Lessor(s) do hereby demise and lease subject to the provisions hereinafter set forth unto Lessee, its successors and assigns, all that certain lot(s), piece(s) and parcel(s) of land, situate in County of Greenville, and State of ~~MARYLAND~~ South Carolina

BEGINNING at the northeast corner of D Street and Buncombe Street in the City of Greenville, County of Greenville, State of South Carolina; thence running north 49 degrees 0 minutes east a distance of 147.9 feet to a point where D Street intersects a 20 foot alley; thence running south 41 degrees 0 minutes east, a distance of 93.25 feet to a point; thence running south 2 degrees 49 minutes west, a distance of 57.7 feet to a point; thence running south 74 degrees 0 minutes west a distance of 73.35 feet to a point; thence running south 59 degrees 0 minutes west a distance of 54 feet to a point on the north side of Buncombe Street; thence running north 32 degrees 58 minutes west a distance of 61.1 feet to a point; thence running north 35 degrees 36 minutes west 34.2 feet to the place of beginning.

TOGETHER with all rights, alleys, ways and appurtenances thereunto belonging or in anywise appertaining; and together with all Lessors' right, title and interest in and to all sidewalks, alleys and street spaces abutting the demised premises.

II. TO HAVE AND TO HOLD the aforesaid premises unto Lessee, its successors and assigns, subject to the provisions of this Lease for a term of Ten (10) years, beginning on the first day of the month next succeeding that in which the construction referred to in Paragraph IV hereof shall be completed.

III. Lessee, its successors and assigns, shall pay unto Lessors as rental the sum of Two Hundred Eighty-Seven and 50/100 Dollars (\$287.50) per month, or a proportionate amount for any fraction of a month; provided, however, that no rentals hereunder shall begin except as provided for in Paragraph IV.

IV. Lessors agree to construct or cause to be constructed or installed on said premises at their own cost and expense a Crown type

Assignment to Liberty Life Insurance Co. See Deed Book 495 Page 451