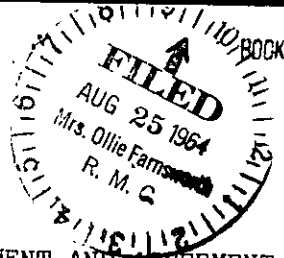


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STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

EASEMENT AND AGREEMENT

THIS AGREEMENT dated the 8th day of June, 1964 between STAR ENTERPRISES, INC. and SHELL OIL COMPANY, a Delaware corporation,

W I T N E S S E T H :

WHEREAS, Star Enterprises, Inc. is the owner of certain property located at the northwest corner of the intersection of Cleveland Street with South Carolina Highway 291, in the County of Greenville, State of South Carolina, including certain property covered by a lease from Star Enterprises, Inc. to Shell Oil Company dated November 15, 1963, recorded in Deed Book 743, page 107, subject to certain terms as contained in said lease; and

WHEREAS, Shell Oil Company proposes to erect a filling station on the site leased to it by Star Enterprises, Inc. and in connection therewith desires to install a sewer line serving the property under lease and to connect said sewer line to the existing lines of Star Enterprises, Inc. located on and serving the remaining property owned by it; and

WHEREAS, Star Enterprises, Inc. is willing to permit Shell Oil Company to connect its sewer lines serving the filling station to its sewer lines serving the remaining property, without charge but expressly under the agreement herein set forth,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that it is agreed by and between Star Enterprises, Inc. and Shell Oil Company as follows:

1. That Star Enterprises, Inc. does hereby grant unto Shell Oil Company the right and privilege to extend the sewer line which it constructs on the leased premises for use in connection with the filling station to be built thereon from said leased premises along and within the boundary of the right of way of Cleveland Street westwardly to the existing sewer line heretofore installed and now owned by Star Enterprises, Inc. serving the remainder of the property owned by Star Enterprises, Inc. with the right to connect the sewer line so installed by Shell Oil Company with the sewer line installed by Star Enterprises, Inc. and to use the said sewer line of Star Enterprises, Inc. for the purpose of disposing of the sewage and waste from the filling station so operated by Shell Oil Company on the leased premises.

(Continued on next page)