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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MEMORANDUM OF LEASE

This is the memorandum of that certain unrecorded Lease dated the 22 day of December, 1981, between Moorland Investments, a South Carolina General Partnership, hereinafter referred to as Lessor, and Spinx Oil Co., Inc., a South Carolina Corporation organized and existing under the laws of the State of South Carolina, hereinafter referred to as Lessee, concerning the premises more particularly described as follows:

ALL that certain piece, or parcel of land on the Northwest Corner of LeGrand Boulevard and Pleasantburg Drive (S.C. Hwy 291 By-Pass) in the City and County of Greenville, South Carolina, being shown and described on a plat by R. B. Bruce, S.C. Reg. L.S. #1852, dated December 7, 1981, which has the following metes and bounds, to-wit: BEGINNING at an iron pin at the intersection of Pleasantburg Drive and LeGrand Boulevard and running thence S26-04W 100.0 feet with Pleasantburg Drive to point; thence running N63-31W 150.0 feet to a point; thence running N26-04E 100.0 feet to old iron pin with the west line of LeGrand Boulevard; thence running in a easterly direction along LeGrand Boulevard S63-31E 150.0 feet to the beginning corner; being bound on the Northeast by LeGrand Boulevard, on the Southeast by South Pleasantburg Drive, on the Southwest by lands now or formerly of Moorland Investments, and on the Northwest by lands now or formerly of Jack D. Sloan, Jr.

This is a portion of the real estate conveyed unto Moorland Investments by Deed of Reproco, Inc., a Delaware Corporation dated May 22, 1981, and recorded July 2, 1981, in the Office of the Register of Mesne Conveyances for Greenville County, South Carolina in Deed Book 1151 at Pages 128 and 129.

In consideration of Ten (\$10.00) Dollars and other good and valuable consideration, Lessor leases a premises, together with all easements, rights, improvements, and appertinences, or as the case may be, to Lessee, and Lessee leases the same from Lessor, for the term and under the provisions contained in the abovementioned unrecorded Lease, which unrecorded Lease is incorporated in this Memorandum by this reference.

The term of the lease is to commence on the 1st day of November, 1981 and will run for a term of eighty-six (86) months, ending December 31, 1988, (subject to Lessee's option to extend the term for eighty-four additional months as stated in the unrecorded Lease and for an additional term of eighty-four (84) months as stated in the unrecorded Lease.)

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