AGREEMENT OF LEASE

LOCATION:

619 SOUTH MAIN STREET GREENVILLE: SOUTH CAROLINA

THIS INDENTURE OF LEASE, Made and entered into, in duplicate, this 27th day of May, A. D. 1932, by and between K. S. Conrad and Louise B. Conrad, his wife, of 11 Whitsett Street, Greenville, South Carolina.

Party of the first part, (hereinafter designated as "Lessor", and the term "Lessor", and all terms used herein with reference thereto, shall be deemed to embrace such number and gender as the character of the party or parties may require), and SINCLAIR REFINING COMPANY, a Maine Corporation, authorized to transact business in the State of South Carolina, having its principal business office at 45 Nassau Street, New York City, New York, and a district business office at 573 West Peachtree Street, Northeast, Atlanta, Georgia, party of the second part, (hereinafter designated as "Lessee"):

WITNESSETH:

(1) Lessor, for and in consideration of the rents hereinafter reserved, and of the covenants and agreements herein contained, on the part of Lessee to be kept, observed and performed, has demised and leased, and by these presents does hereby demize and lease unto Lessee, its successors and assigns, the following described premises situate in Greenville, Greenville County, State of South Carolina, to-wit:

All that certain piece, parcel or lot of land situate on the South side of South Main Street in the fifth Ward of the City of Greenville, Greenville County, South Carolina, having the following metes and bounds, according to survey and plat recorded in the R. M. C. office for Greenville County in Plat Book C, page 133, to-wit: Beginning at an iron pin on the present line of South Main Street at corner of an 8 foot walk-way, and running thence South 28-13 East 120 feet, more or less, to adjoining property of K. S. Conrad; Sputh 70-10 West 62.5 feet to property line of B. E. Geer; thence North 28-07 West 120 feet, more or less, to iron pin on South Main Street; thence with present line of South Main Street North 59-05 East, 61 feet to the beginning; together with that parcel or lot of land now lying on the south side of the above described premises formerly owned by Parish and Gower Estate, having a frontage of twelve (12) feet on South Main Street and depth of One Hundred (100) feet, more or less.

together with the gasoline and old filling and service station building, structures, improvements, appliances, and driveways and approaches now used or to be hereafter used for passage-way purposes as means of ingress and egress to and from said premises, to be located thereon as hereinafter provided.

(2) TO HAVE AND TO HOLD the above demised and leased real estate and improvements (hereinafter referred to collectively as "premises"), and all rights, privileges and appurtenances thereunto belonging, to Lessee, its successors and assigns, for and during the full term of Five (5) years (unless sconer terminated as hereinafter provided), to commence on a date as hereinafter provided.

(OVER)