

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) AGREEMENT OF LEASE

THIS AGREEMENT OF LEASE, Made and entered into this 2nd day of May, 1952, by and between Thomas W. Parks, of St. Petersburg, Pinellas County, Florida, hereinafter referred to as Lessor, and Greenville Petroleum Company, a corporation organized under the laws of the State of South Carolina and having its principal offices in the City of Greenville, County of Greenville, State of South Carolina, hereinafter referred to as Lessee,

W I T N E S S E T H:

That in consideration of the covenants and agreements herein contained, the Lessor hereby demises and leases unto the Lessee, its successors and assigns, the following described premises situate in the City of Greenville, County of Greenville, State of South Carolina, and more particularly described as follows:

BEGINNING At a point formed by the intersection of the southerly side of East Stone Avenue with the Westerly side of Mitchell Street and running thence in a westerly direction along the southerly side of East Stone Avenue 120 feet to a stake; thence in a Easterly direction parallel with East Stone Avenue 120 feet to a stake on the Westerly side of Mitchell Street; thence in a Northerly direction along the Westerly side of Mitchell Street 70 feet to the point of beginning.

TO HAVE AND TO HOLD The above-described premises unto the said Lessee and its successors and assigns for and during the term of ten (10) years, commencing January 1, 1953, and ending December 31, 1962.

The Lessee shall pay to the Lessor for its occupancy of the premises on or before the 15th day of each month during the term of this lease a fixed monthly rental of Two Hundred (\$200.00) Dollars per month.

The Lessee shall have the right, at any time during the term of this lease and from time to time, to remodel any of the buildings on the leased premises or to demolish the same and construct a service station for the sale and marketing of petroleum products, automobile accessories and similar goods, wares and merchandise, together with such additional structures and installations as may be appurtenant to such station.