

This Lease Made this 2nd day of March, 1953 by and between

William A. Lynch and Ruth H. Lynch, 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 the certain lot(s), piece(s) and parcel(s) of land, situate in County of Greenville, and State of Maryland, described as follows: South Carolina

BEGINNING at an iron pin at the northwest corner of the intersection of Henrietta Street and the Stone Avenue By-Pass, which by-pass has been recently constructed and runs from East North Street to Stone Avenue; thence with Henrietta Street S. 86-44 W. 116.7 feet to an iron pin; thence with East Park Avenue, crossing a branch N. 37-01 W. 78-75 feet to an iron pin; thence with East Park Avenue, N. 28-23 E. 41.8 feet; thence with East Park Avenue S. 89-53 E. 97.1 feet to an iron pin; thence with the Stone Avenue By-pass, S. 26-50 E. 104 feet to the 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 devised 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, covenant and agree to pay to Lessors as rental for the devised premises the sum of \$315.00 per month, payable monthly in advance on the first day of each and every 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 below.

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

Bank
See Deed Book 512 Page 199
For Assignment to the Peoples National Bank See Deed Book 597 Page 445. To NW Federal 1/4 Sec 5p
For Assignment See Deed Book 597 Page 445.