

This Lease

Made this

6th

day of

July

, 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 that certain lot(s), piece(s) and parcel(s) of land, situate in ^{Greenville} County of Greenville and State of ~~Maryland~~ South Carolina described as follows:

BEGINNING at an iron pin at the northeast corner of the intersection of Pendleton and North Calhoun Streets, and running thence with the east side of North Calhoun Street, N. 18-00 E. 150 feet to an iron pin at corner of lot now or formerly of J. E. Serrine; thence with said Serrine line S. 72-00 E. 100 feet to an iron pin; thence S. 18-00 W. 150 feet to an iron pin on the north side of Pendleton Street; thence with the north side of Pendleton Street, N. 72-00 W. 100 feet to the beginning corner.

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 demised 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, shall pay unto Lessors as basic rental the sum of \$345.00 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. An additional rental computed at the rate of \$.015 per gallon for each gallon of gasoline in excess of 276,000 gallons delivered to the demised premises each year for resale therefrom shall be paid prior to the 20th day of the month following the year in which the deliveries were made but said additional rental shall in no instance exceed \$660.00 for any yearly period. No rentals hereunder shall begin except as provided for in Paragraph IV.

For Assignment see Deed Book 597 Page 445. For Assignment to the Beecher National Bank see Deed Book 512 Page 48