

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

LEASE AGREEMENT

THIS AGREEMENT made and entered into this 27th day of January, 1955, by and between GEORGE R. WILKINSON, TRUSTEE, of Greenville, South Carolina, hereinafter called the Lessor, and McCULLOUGH OIL COMPANY, INC., of Greenville, South Carolina, hereinafter called the Lessee,

W I T N E S S E T H:

That Lessor, for and in consideration of the rents, covenants and agreements hereinafter mentioned, reserved and conditioned on the part of Lessee to be maintained, paid, kept and performed, has rented and leased and by these presents does hereby rent and lease unto Lessee, its successors and assigns, that part and only that part of the following described premises, used for and constituting an oil and gasoline service station, and excluding all other parts or portions of said premises, situate in the City of West Greenville, County of Greenville, and State of South Carolina, to-wit:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in the Town of West Greenville, S. C., on the North side of Pendleton Street, and having the following metes and bounds, to-wit:-

BEGINNING at a point on the North side of Pendleton Street, corner of property now or formerly owned by J. M. Phillips, and running thence along the North side of Pendleton Street S. 70-3/4 E. 70 feet to a point; thence N. 22-1/2 E. 70 feet to a point; thence N. 70-3/4 W. along a line parallel to North side of Pendleton Street 70 feet to a point in line of property now or formerly owned by J. M. Phillips; thence S. 22-1/2 W. 70 feet to point of beginning.

Being the front portion of the same lot of land conveyed to the Lessor herein by A. L. Lewis by deed dated September 11, 1935, and recorded in R.M.C. Office for Greenville County in Deeds Volume 182 at Page 57.

Right is hereby given to Lessee herein to use for the purpose of ingress and egress a triangular lot of land adjacent to the property covered herein and described as follows:-

Beginning at a point on the North side of Pendleton Street, which point is the Southwest corner of the lot leased herein and running thence along Pendleton Street S. 70-3/4 E. 30 feet to a point; thence in a Northeasterly direction to a point in Western line of lot described herein, which point is 24 feet from the beginning point, and the Southwest corner of the lot described herein; thence along the Western line of said lot S. 22-1/2 W. 24 feet to the point of beginning.