

FILED
GREENVILLE CO. S. C.

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ELIZABETH RIDDLE
R.M.C.

SHORT FORM LEASE

PAID \$ 2.50

THIS LEASE AGREEMENT made this 28th day of October, 1971.

between PROPERTIES UNLIMITED INCORPORATED
1403 Laurens Road, P.O. Box 6591

of Greenville in the County of Greenville and
State of South Carolina 29606, jointly and severally, hereinafter

called Landlord, and MOBIL OIL CORPORATION, a New York corporation, having a
place of business at 875 Johnson Ferry Road, Atlanta, Georgia, hereinafter
called Tenant,

WITNESSETH:

1. Landlord hereby leases to Tenant and Tenant hereby hires and takes
all that certain parcel of land situated at ^{Nec} ~~Wade Hampton Blvd.~~ (U.S.Rt.29) & Edwards Mill Rd.
in the Taylor County of Greenville and
~~(City)~~ (Town) State of South Carolina and bounded and described as follows:

~~Beginning at an iron pin on the Northern side of U.S. Highway 29 at the
Northeastern corner of the intersection of Edwards Mill Road and U.S. Highway 29
and running thence along the center of Edwards Mill Road, N. 120 feet to a
point in the center of County Road; thence with said County Road as a line, N. 76-06
E. 115 feet to a point; thence with the line of said William Edwards, running
parallel with said line 140 feet to a point on the right of way of U.S. Highway 29;
thence along the Northeastern edge of the right of way of U.S. Highway 29, S. 51-09
W. 190 feet to the point of beginning.~~

~~The above property description is subject to an on grade survey to be made by
land at the lessee's expense.~~

Beginning at an iron pin (P.O.B.) at the northeast intersection of the rights
of way of Edwards Mill Road and U. S. Hwy. No. 29 (Wade Hampton Boulevard), thence
along the right of way of U. S. Hwy. No. 29 N51-09E 190 feet to an iron pin, corner
of Properties Unlimited, thence leaving U. S. Hwy. 29 and along line of Properties
Unlimited N38-51W 140 feet to an iron pin, thence continuing along line of Properties
Unlimited S56-46W 112.5 feet to an iron pin on the right of way of Edwards Mill
Road, thence along said right of way S11-31E 170 feet to the point of beginning,
containing 22,073.11 Sq. ft. or 0.5067 Acre.

The above description per topographical survey made for Mobil Oil Corporation
dated November, 1971 by Dalton & Neves Co., Engineers, Greenville, S. C.

This description may be amended by revising same so as to conform with
an accurate survey of the premises. Any such amendment may be shown on a
schedule to be attached hereto and thereby made a part hereof.

2. The preliminary term of this lease shall commence on the first day
of the calendar month next succeeding the date of Lease delivery by Tenant
and shall continue until the last day of the ^{third} ~~fourth~~ calendar month following
the date when all licenses, permits and other authorizations have been
obtained, transferred and delivered to Tenant and when all objections or
encumbrances to title or physical condition of the premises have been removed,
but in no event longer than ^{six (6) months} ~~two (2) years~~ after the commencement of said term.
Subject to the provisions of this lease, the fixed term of this Lease shall
commence upon expiration of the preliminary term and shall continue for
fifteen (15) years.

(Continued on next page)

for Environment of Lease See Book 1015 Page 841