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STATE OF SOUTH CAROLINA   :

COUNTY OF GREENVILLE   )

<u>LEASE AGREEMENT</u>

THIS LEASE AGREEMENT, Made and entered into this the __24th__

day of MARCH, 1 9 7 6, by and between DONALD J. WILLIAMS, Sr.,

hereinafter called the LESSOR and ~~PAR-GAS of the PIEDMONTS, INC.,~~ PARGAS OF PIEDMONT, INC.

hereinafter called the LESSEE,

W I T N E S S E T H:

That for and in consideration of the rents reserved and of

the mutual covenants, promises and agreements hereinafter contained,

the Lessor and Lessee agree as follows:

1. That the Lessor hereby grants, bargains, demises and leases

unto the Lessee and the Lessee does hereby lease, hire and accept

from the Lessor, all that certain piece, parcel or tract of land

with all improvements thereon or to be constructed thereon, located

on South Carolina Highway No. 290, located about two miles East of

Greer, in the County of Spartanburg, State of South Carolina and being

shown as TRACT NO. 6 on a plat of said property entitled "Property of

Donald J. Williams, Sr." made by Wolfe & Huskey, Inc., Engineering and

Surveying, Lyman, S. C. dated March 18, 1976. A copy of said plat has

been duly initialled by the Lessor and Lessee and marked EXHIBIT A and

attached to this Lease and is incorporated into and made a part of this

Lease as if fully described by metes and bounds, and it is hereby agreed

that the boundaries and buildings as shown on said plat are accepted as

being the building(s) and proper boundaries and location of the same

and the Lessor and Lessee agree that the property as shown on said plat

constitutes all the property and improvements under lease to the Lessee.

2. That the Lessor agrees to construct upon said property the

building as shown on said plat and as also shown on the drawings, which

are initialled by the parties hereto and said drawings are marked

EXHIBIT B and attached to this Lease and made a part of this Lease as

if fully set forth herein. It is agreed that said drawings constitute

all the liability of the Lessor to construct on said premises, with the