

RN3/4/B15-18
5/14/80
S. Pleasantburg Dr. at E. Farris Road
Greenville, South Carolina



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CONDITIONAL ASSIGNMENT OF LESSEE'S INTEREST AS SECURITY

WHEREAS, Caroline B. Moseley, as Lessor, (Landlord) and Globe Oil Company, U.S.A., a Georgia corporation, as Lessee (GLOBE), are parties to a Lease dated November, 1979, covering premises described below, a copy of said Lease being attached hereto and incorporated herein by reference:

That certain parcel of land situated on the easterly side of Pleasantburg Drive near the junction of East Paris Road in the City of Greenville, County of Greenville and State of South Carolina and bounded and described as follows:

All that lot of land situate on the east side of South Pleasantburg Drive (also known as S. C. Highway 291 By-Pass) in the City of Greenville, County of Greenville, State of South Carolina and having according to a survey made by Dalton & Heves, Engineers, dated November, 1970, the following metes and bounds, to-wit: BEGINNING at an iron pin on the east side of South Pleasantburg Drive, said pin being 278 feet north from the northeast corner of the intersection of South Pleasantburg Drive and Littlejohn Lane and runs thence South 72 degrees 59 minutes East 229.9 feet to an iron pin; thence North 13 degrees 16 minutes East 200 feet to an iron pin; thence North 13 degrees 16 minutes East 200 feet to an iron pin; thence North 72 degrees 54 minutes West 223.4 feet to an iron pin on the east side of South Pleasantburg Drive; thence along the right of way of South Pleasantburg Drive South 16 degrees 09 minutes West 100 feet to an iron pin; thence still along the east side of the right of way of South Pleasantburg Drive South 14 degrees 07 minutes West 100 feet to the beginning corner.

Excepting that the property described shall be exclusive of that portion of the property rectangular in shape with dimensions of 70 feet by 100 feet located in the Southeast corner.

and

WHEREAS, GLOBE has requested a loan of certain funds from Marathon Finance Company, a Delaware corporation, (COMPANY) for the purpose of constructing various leasehold improvements on the property described herein; and

WHEREAS, the cost of said improvements is to be evidenced by a promissory note from GLOBE to COMPANY, secured by this Conditional Assignment of Lessee's Interest in subject Lease;

NOW, THEREFORE, in consideration of the covenants contained herein and other good and valuable consideration, receipt of which is acknowledged by the parties, it is agreed as follows: