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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C. LEASE AGREEMENT
)

THIS LEASE AGREEMENT, made and entered into this 31st day of March, 1971, by and between EQUIPMENT LEASING CORPORATION OF S. C., a South Carolina corporation having its principal place of business at Greenville, South Carolina, ("Landlord"), and EASTERN STORAGE, INC., a South Carolina corporation having its principal place of business at Greenville, South Carolina, ("Tenant").

W I T N E S S E T H :

WHEREAS, Tenant is the owner of the tract of land hereinafter described; and

WHEREAS, Landlord has caused to be constructed and owns a Rigid Frame Steel Building on a portion of the property hereinafter described which is owned by Tenant; and

WHEREAS, the parties to this agreement desire to enter into a lease agreement for said building;

NOW, THEREFORE, in consideration of the rents, terms, covenants, conditions and agreements herein contained, Landlord hereby grants, demises and leases unto Tenant and Tenant does hereby take and hire from Landlord a Rigid Frame Steel Building (but not the underlying land) constructed on the following described real estate:

ALL that tract of land in the State and County aforesaid, shown on that certain plat entitled "Property of Eastern Storage, Inc., prepared by Enwright Associates, March 24, 1971, and recorded in the Office of the R.M.C. for Greenville County in Plat Book 47, at Page 123.

1. Exceptions. The aforesaid premises are leased subject to the following:

- a. All zoning regulations or ordinances which may affect said property.
- b. Any state of facts which an accurate survey would show.
- c. Restrictive covenants contained in recorded instruments.

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