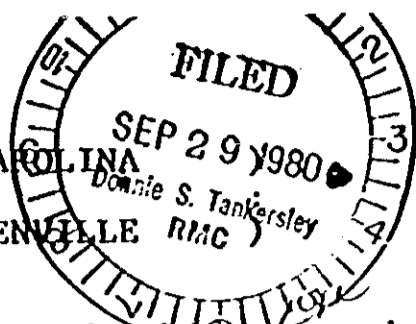


STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



L E A S E

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THIS LEASE, made this 29 day of August, 1980, by and between Virginia Dobson Dillard (hereinafter called "Lessor"), whose address is 790 Lullwater Road, Atlanta, Georgia 30307, and Dobson Hardware (hereinafter called "Lessee"), whose address is 127 West Poinsett Street, Greer, South Carolina 20651.

W I T N E S S E T H:

ARTICLE I

LEASED PREMISES

Lessor hereby leases to Lessee and Lessee leases from Lessor, the real property and all improvements thereon (hereinafter called "the premises") known as:

"Present site of Dobson's Hardware store building and parking lot fronting on West Poinsett Street in the City of Greer."

ARTICLE II

RENT AND LENGTH OF TERM

This Lease is for a term of ten (10) years, commencing on the 1st day of August, 1980, and ending on the 31st day of July, 1990, for the total rent or sum of \$60,000.00, payable in equal monthly installments of \$500. in advance, on the first day of each calendar month during the term.

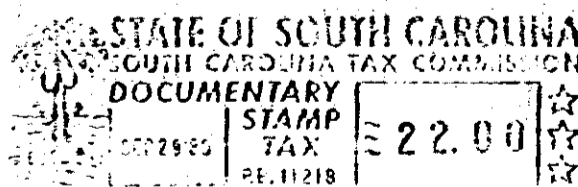
ARTICLE III

ASSIGNING OR SUBLETTING

The Lessee shall not let or sublet the whole or any part of said premises, nor shall he sell or assign this Lease without the written consent of the Lessor.

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