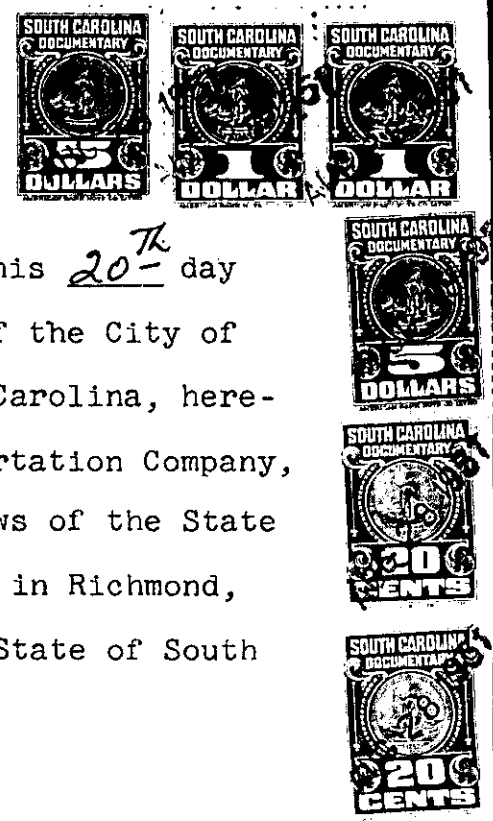


STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE



LEASE AGREEMENT Made and entered into this 20th day of August, 1951, by and between W. W. McEachern of the City of Greenville, County of Greenville, State of South Carolina, hereinafter called the Landlord, and Overnite Transportation Company, a corporation organized and existing under the laws of the State of Virginia, with its principal place of business in Richmond, Virginia, and domesticated under the laws of the State of South Carolina, hereinafter called the Tenant,

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, it is mutually agreed as follows:

1. That the Landlord does hereby grant, bargain, demise and lease unto the Tenant and the Tenant does hereby lease, hire and accept from the Landlord the following property, located in the County of Greenville, State of South Carolina, on State Highway No. 291, to-wit:

"All that certain piece, parcel or tract of land lying and being situate in Butler Township, fronting on State Highway No. 291, and being known and designated as Lots Nos. 2 and 6 on plat of property of E. M. Sweat & Trammell, dated 5 April 1951 prepared by J. Mac Richardson, and recorded in the R. M. C. for Greenville County in Plat Book Z, at page 78, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING At a point in the center of said State Highway No. 291, and running thence N. 67-56 W. 235.4 feet to an iron pin; thence along a ditch, S. 44-22 W. 84.1 feet to an iron pin; thence S. 62-03 W. 159.9 feet to an iron pin; thence turning and running S. 67-56 E. 371.2 feet to a point in the center of said Highway No. 291; thence along the center of said Highway, N. 22-04 E. 200 feet to the point of beginning.

"This conveyance is made subject to a 75-foot right-of-way in the South Carolina Highway Department."

2. To have and to hold the above described premises with all the rights, privileges, members, hereditaments and appurtenances thereunto belonging and attaching or in anywise incident or appertaining