

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

BOOK 844 PAGE 259

THIS AGREEMENT made and entered into this 13th day of May, 1968, by and between Alfred B. Robison of Easley, South Carolina, hereinafter called the Landlord of the one part, and White Transport Corp. and David T. Crocker, individually of Greenville, South Carolina, hereinafter called the Tenant, of the other part:

WITNESSETH

That for and in consideration of the mutual promises and agreements hereinafter contained, it is agreed and understood as follows:

1. That the Landlord does hereby grant, bargain, demise and lease unto the Tenant, and the Tenant does hereby accept from the Landlord the following described property, to-wit:

ALL that certain lot or tract of land, lying and being situate in the State of South Carolina, County of Greenville, in Paris Mountain Township, containing three (3) acres, more or less, and being the Northeast portion of the property described on a Plat by Terry A. Dill, Surveyor, dated November 1964, which plat is recorded in Plat Book NNN at page 95 in the RMC Office for Greenville County, S.C. and is more particularly described as follows: BEGINNING at a point at the North corner, running thence along the Highway right of way South 33-30 East 156.4 feet to a point; thence South 34-15 East 133.3 feet to a point; thence South 38-00 East 105 feet to a point; thence in a Southeasterly direction 100 feet to a point; thence in a Northeasterly direction parallel to the Highway 100 feet to a point; thence South 45-30 East 400 feet to a point; thence in a Northeasterly direction 300 feet to a point on the Eastern boundary line of the property; thence North 45-30 West 500 feet to the point of BEGINNING.

TO HAVE AND TO HOLD for rental during the term beginning May 10, 1968, and ending at midnight on May 9, 1980, unless sooner terminated as herein provided.

2. The Tenant hereby agrees to pay the Landlord for and during said term a rental of ONE HUNDRED THOUSAND EIGHT HUNDRED AND 00/100 (\$100,800.00) Dollars, for the term of this lease, in equal quarterly installments of TWENTY ONE HUNDRED AND 00/100 (\$2100.00) Dollars, beginning on July 1, 1968 and continuing on equal, quarterly installments thereafter; being the first day of the months of September, January and April, until paid in full.

3. It is further understood and agreed that should any installment be past due and unpaid by the Tenant, the Landlord may, at its option, after giving fifteen (15) days notice in writing by registered mail, addressed to the Tenant at Greenville, S.C., or to its last known address, declare this lease terminated, whereupon the full rental price for the whole of the unexpired term shall be immediately due and payable, and the Landlord may enter and take possession of the premises and resort to any legal remedies prescribed by law for the enforcement or collection of the entire rent payable under this contract or to obtain possession of the leased property, provided the Tenant shall not have paid said rent before the expiration of such fifteen days notice.

4. In the event the Tenant, its successors or assigns, goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a receiver, or makes a general assignment of its property for the benefit of its creditors, or files a petition pursuant to any state or federal law for the extension of its debts, or for its reorganization, or if its stock of goods, wares, and merchandise should be seized under attachment, execution, or other process, and such attachment, execution, or other process be not vacated or such property released within fifteen (15) days, then and in such event, the Landlord shall have the right, at its option, to immediately terminate this lease and re-enter the demised premises and the full rental price for the unexpired terms shall then be immediately due and payable.

(Continued on next page)