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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FAPHS WORTH
R.M.C.

LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into this 30th day of May, 1970, 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 HARRY P. FERRIS ("Tenant").

W I T N E S S E T H :

WHEREAS, Harry P. Ferris is the owner of a leasehold interest of a tract of land on the easterly side of S. C. Highway No. 291 Bypass containing 1.85 acres under ground lease dated September 30, 1968, between Lola Amick, George Amick and Gene W. Amick, and said Harry P. Ferris; and

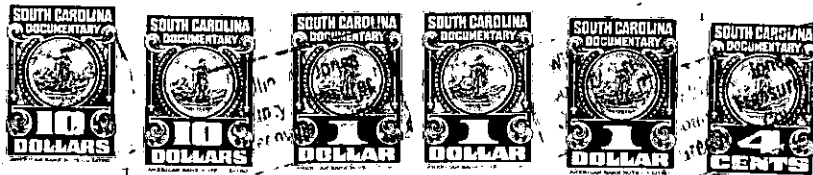
WHEREAS, Landlord has caused to be constructed and owns the improvements consisting of paved parking areas and a building on the portion of said 1.85 acres hereinafter described; and

WHEREAS, the parties to this agreement desire to enter into a lease agreement for said improvements consisting of paved parking and a 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 all improvements, including but not limited to paved parking areas and all buildings (but not the underlying land) presently located on the following described real estate:

ALL that tract of land fronting 119.6 feet on S.C. Highway 291 Bypass, Greenville, South Carolina, and running through to an unnamed access street, having an approximate depth of 400 feet. The exact dimensions are as outlined on the attached plat of survey for Lola W. Amick, George L. Amick and Gene W. Amick, dated July 1, 1968, prepared by Carolina Engineering & Surveying Company, this plat being made a part of this lease.

Plat Recorded In Deed Book 891 Page 538



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