

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE) L E A S E

This Lease made and entered into by and between L. L. Echols, of Greenville, S. C. hereinafter referred to as the lessor and The Transportation, Inc., a corporation of the State of North Carolina, hereinafter referred to as the lessee.

WITNESSETH:

That in and for the consideration hereinafter expressed, the lessor does hereby let and lease unto the lessee a certain lot and the buildings thereon situate in the north-east corner of the Old Paris Mountain Road and Furman Road, said lot having a frontage of approximately 195 feet on the Old Paris Mountain Road, frontage of 230 feet on Furman Road, a frontage of approximately 780 feet on a Community Road, running approximately 85 feet across the back, with a line approximately parallel with the Old Paris Mountain Road and with a frontage on the woodside property of approximately 780 feet, upon which lot there is situate a metal building 70 feet in width, with a uniform depth of 150 feet, to be used as an office building and a terminal, and a garage building 40 feet in width, with a uniform depth of 50 feet, for a period of five years, commencing on the 15th. day of October, 1936 and ending on the 15th. day of October, 1941.

In consideration for said premises the lessee agrees to pay to the lessor as rent therefor an annual rental of Eighteen Hundred (\$1800.00) Dollars, payable in equal monthly installments of \$150.00 each, payable in advance on the 15th. day of each and every consecutive month thereafter during the continuance of said lease.

It is understood and agreed that as a part of the consideration the lessee agrees to purchase from the lessor all necessary motor fuel to be used by the lessee in connection with the operation of its business to be conducted upon said premises, the price and quality of the same to be on a competitive basis.

It is understood that all taxes covering said lot and building are to be paid by the lessor.

It is understood and agreed that in the event one months rent shall be in arrears and unpaid for a period of fifteen days, or in the event the lessee herein shall be adjudicated bankrupt or placed in receivership, the lessor herein shall have the option of terminating said lease immediately, or of permitting the same to continue.

It is further understood and agreed that in the event said premises are destroyed by fire or other hazards to the extent to render them unfit and unsuitable for the purpose herein mentioned, said lease shall terminate at the option of the lessee herein, unless the lessor herein within a reasonable time thereafter restores said buildings to their original condition.

It is understood and agreed that the lessee herein shall make good all damages to said premises during the existence of said lease, natural decay and wear excepted.

It is further understood and agreed that the lessee herein shall have the option of purchasing said premises at any time during the existence of said lease for a consideration of Fifteen Thousand Dollars cash.

It is understood and agreed that this lease shall be binding upon the parties hereto their heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, We have hereunto set our hands and seals at Greenville, S. C. this the 14th. day of September, 1936.

IN THE PRESENCE OF:

D. B. Leatherwood
 Semmie Lurey

L. L. Echols (L. S.)
 LESSOR

THE TRANSPORTATION, INC.

BY- John G. Caley (L.S.)
 LESSEE V. Pres.

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

Personally appeared before me Semmie Lurey, who being duly sworn says that she saw the within named L. L. Echols and The Transportation, Inc., sign, seal and as their act and deed deliver the foregoing written instrument and that she with D. B. Leatherwood witnessed the execution thereof.

Sworn to before me this 14th. day of
 Sept., 1936

D. B. Leatherwood (L.S.)
 N. P. FOR S. C.

Semmie Lurey

Recorded November 22, 1937 at 4:00 P. M.

S. C. Stamps \$3.76