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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE

THIS AGREEMENT made and entered into this 31st day of December, 1946, by and between Traver Real Estate Co., a corporation organized and existing under the laws of the State of South Carolina, with its principal office in Greenville, South Carolina, Lessors, and Traver Motor Co., a corporation organized and existing under the laws of the State of South Carolina with its principal office in Greenville, South Carolina, Lessee;

W I T N E S S E T H:

In consideration of the rentals hereinafter provided, Traver Real Estate Co. has granted, demised and leased, and by these presents does lease and demise unto Traver Motor Co. all that piece, parcel or lot of land, together with the improvements thereon, situate lying and being in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, on the west side of Westfield Street, having a frontage of eighty feet on said street, to be used by said Lessee in connection with the operation of its business.

TO HAVE AND TO HOLD unto the said Lessee for the term of sixty months beginning January 1, 1947 and ending December 31, 1951.

The Lessee agrees to pay to the Lessor, as rental on said premises during the term of said lease, the sum of \$200.00 per month, payable at the end of each calendar month.

The Lessee covenants that it has examined the premises and knows the condition of said premises and has received the said premises in good order and repair.

The Lessee agrees to take the buildings just as they are and to make, at its own expense, any additions, alterations, changes or improvements which may be necessary to render the buildings suitable for its purposes. The Lessee shall have the right to make such alterations, changes or improvements in such parts of the buildings as it finds necessary for its purpose, at its own expense, provided that such alterations will not injure the buildings or the property.