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FILED GREENVILLE CO. S. C. LEASE SEP 12 4 07 PM '72 ELIZABETH RIDDLE

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THIS LEASE entered into as of the 28th day of March, 1972.

between Thomas R. Easterby

of 523 Washington Street, Greenville, South Carolina 29602, as Lessor, and

THE GOODYEAR TIRE & RUBBER COMPANY, an Ohio corporation having an office in the City of Akron, State of Ohio, as Lessee.

WITNESSETH, that:

The Lessor does hereby demise and lease unto the Lessee, and the Lessee does hereby hire and take from the Southeast Corner of

Lessor those certain premises located at College & Academy Streets, in the City of Greenville

County of Greenville, and State of South Carolina, described as follows:

All that parcel or lot of land located in the southeastern corner of College Street and Academy Street of the City of Greenville, County of Greenville, State of South Carolina and being more particularly described according to a plat prepared by Piedmont Engineers & Architects dated May 21, 1965, for T. R. Easterby as follows:

BEGINNING at an iron pin on the southern line of College St. at its intersection with Academy St. of said City and running thence along the southern line of College S 64-03 E 134.8' to an iron pin; thence S 22-52 W 145.6' to an iron pin; thence N 66-21 W 152.9' to an iron pin on the eastern side of the right of way of Academy Street; thence with the eastern line of said right of way N 26-53 E 135.46' to an iron pin thence with the intersection of Academy Street and College Street N 53-20 E 17.76' to an iron pin, the point of beginning,

Also, all that parcel or lot of land located in the City of Greenville, County of Greenville, State of South Carolina, adjacent to the rear of the lot described above and being more particularly described according to the plat prepared by Carolina Surveying Co. dated March 10, 1972, for T. R. Easterby as follows:

Beginning at a point on the Eastern side of the right of way of North Academy Street and running thence S 65-06 E 153.4' to a point; thence S 24-51 W 59.7' to a point; thence S 67-12 E 6.5' to a point; thence S 23-10 W 43.9' to a point; thence N 63-10 W 168.5' to a point on the eastern side of the right of way of North Academy Street; thence with the Eastern line of said right of way N 29-37 E 98.0 to the point of beginning,

together with all structures now existing and to be erected thereon and all appurtenances thereto, herein called "premises."

July 1, 1972

TO HAVE AND TO HOLD the same for a term beginning on the first day of the calendar month following the completion of certain improvements and ending July 30, 1976 years thereafter, and upon the terms, conditions and provisions more fully set forth in that certain lease dated March 28, 1972, heretofore executed by and between the above named Lessor and Lessee, as the same may be amended from time to time. Further subject to the right of Lessee to extend the term of said lease from time to time for one (1) further successive periods of five (5) years each.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be duly signed as of the day and year first above written.

Approvals [Signatures in boxes]

WITNESSES: [Signatures]

Thomas R. Easterby Lessor By [Signature]

WITNESSES: [Signatures]

THE GOODYEAR TIRE & RUBBER COMPANY Lessee By [Signature] Vice President Attest: [Signature] Assistant Secretary

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