

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

C. S. C.
JUL 27 1981
STANLEY

LEASE AGREEMENT

THIS INDENTURE made and concluded at Greenville, South Carolina, by and between FRANCES W. PAGE and STANLEY W. PAGE, hereinafter called the Lessors, and JAMES CULLISON and FRANK TABONE, d/b/a GREENVILLE AUTO PARTS, hereinafter called the Lessees.

WITNESSETH that the said Lessors have granted and leased, and by these presents do grant and lease unto the said Lessees, subject to the conditions hereinafter expressed, that certain parcel or parcels of real property, together with the improvements now existing and with all of the appurtenances thereto belonging, all of such property being hereafter called the premises and being more particularly described in Exhibit A attached hereto; provided, however, that this Lease shall only be effective and binding upon the parties hereto unless and until the sale and purchase by the Lessees of the business, known as Greenville Auto Parts, from Frances W. Page, is consummated.

TO HAVE AND TO HOLD the said premises unto the said Lessees, their successors and assigns for the initial term beginning June 1, 1981, such date being hereinafter called the commencement date of this Lease, and ending on May 31, 1986. For the initial term of this Lease, the Lessees shall pay to the Lessors an annual rental for said premises of Six Thousand Dollars (\$6,000.00), payable in equal monthly installments of Five Hundred Dollars (\$500.00). Said monthly installments shall be payable in advance on the first day of each month to Frances W. Page and Stanley W. Page, or their order. The Lessees shall have the option to renew this Lease upon the same terms, at an annual rental which shall be reasonable in amount, but not in excess of Nine Thousand Dollars (\$9,000.00) annually for an additional

Handwritten signatures and initials:
S.W.P.
S.W.P.
J.C.
F.T.

14.00.01

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