

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

LEASE

Memorandum of agreement between Greenco Realty, Inc., hereinafter referred to as the Lessor, and Ross Tire & Battery Company,, Inc., hereinafter called the Lessee:

W I T N E S S E T H

The lessor in consideration of the rental hereinafter mentioned does bargain, grant and release unto the Lessee the premises located and designated as No. 618 South Main Street, in the City of Greenville, County and State aforesaid, for a term beginning May 1, 1949 and continuing thereafter for a period of three (3) years, and the lessee in consideration of the use of said premises for said term agrees to pay to the lessor the sum of \$225.00 per month as rental, beginning on May 1, 1949 and payable monthly in advance on the first day of each succeeding month thereafter for the full term of this lease. It is mutually agreed that one payment in arrears of the stipulated rental shall terminate this lease.

The lessor agrees at its expense to maintain the exterior of the building including the roof, outside walls and down spouts in a good and tenable condition and repair. The lessor further agrees to keep insured the plate glass windows at its own expense.

The lessee agrees to maintain and keep in repair the interior of the building and that it will not make any structural changes without the written consent of the lessor, and then at its own expense.

The lessee further agrees that it will not sub-let or assign this lease without first obtaining the written consent of the Lessor.

The destruction of the premises by fire, or other casualty, to such an extent that it is untenable shall terminate this lease, or the lessor may elect to repair the premises and continue the lease in effect, subject to a proper adjustment of the rental, which shall be equitable to both of the parties hereto.

It is mutually agreed that the lessee shall have the right and option to lease the premises for an additional term of three (3) years upon the expiration of the present term, at the same rental and under the same terms and conditions as contained in this agreement, provided, it give sixty (60) days notice of its intention to exercise its right or option under the terms of this agreement.