

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

LEASE AGREEMENT

THIS AGREEMENT entered into this 31st day of August, 1954, by and between JAMES G. BANNON, herein called the Owner, and GENERAL FINANCE AND THRIFT CORPORATION, a corporation chartered under the laws of South Carolina with its principal offices at No. 16 West McBee Avenue, Greenville, South Carolina, herein called the Tenant,

W I T N E S S E T H

THAT FOR AND IN CONSIDERATION of the rents reserved and of the mutual covenants, conditions and agreements herein contained, the Owner does hereby grant, bargain, demise and lease unto the Tenant, and the latter does hereby lease, hire and accept from the Owner, the following described property, to-wit:

That certain one story brick building situate on the north side of West McBee Avenue in the City of Greenville, County and State aforesaid, known as No. 16 West McBee Avenue, the same being bounded on the East and North by a 10-foot alley; on the West by other property of the Owner and on the South by said West McBee Avenue; being some 22 x 85 feet in size and being the identical property heretofore occupied by the Ticket Office of the Southern Railway Co., and which premises shall include the basement situate beneath said building,

to have and to hold the above described premises with all of the rights, privileges, and appurtenances thereunto belonging, unto the Tenant for and during the term of One (1) year (subject to prior termination as herein provided), commencing September 1, 1954 and terminating at midnight August 31, 1955, for the purpose of operating thereupon a lending and/or finance business and for no other purpose.

(1) The Tenant hereby agrees to pay to the Owner by way of rental the sum of Twenty-Four Hundred and No/100 (\$2400.00) Dollars, in equal monthly installments of Two Hundred (\$200.00) Dollars, in advance, on the 1st day of each and every month, commencing September 1, 1954.

(2) Should any installment of rent be past due and unpaid by the Tenant, the Owner, at his option, may either

(a) Declare the full rental price for the entire term immediately due and payable as if by the terms of this lease they were