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THE STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) AGREEMENT

THIS AGREEMENT, entered into this 4th day of May, 1955, by and between R. F. Mullinix, C. Victor Pyle, Charles L. Tidwell, Verner Ross, and Lowrie W. Burdette, as Trustees of the Greenville, S. C. Lodge No. 858, Benevolent and Protective Order of Elks of the United States of America, hereinafter called Lessor, and General Finance and Thrift Corporation, hereinafter called Lessee,

W I T N E S S E T H:

That for and in consideration of the sum of Five and No/100 (\$5.00) Dollars, each to the other party in hand paid (receipt of which is hereby acknowledged) and in the further consideration of the premises herein stated, the Lessor and Lessee hereby agree as follows:

1. The Lessor does hereby lease unto the Lessee, and the Lessee does hereby hire and take from it, as tenant, that retail store space designated by the city enumeration as No. 22 East North Street, Greenville, S. C., being located on the southerly side of the street in the building known as the Elks Home, said space fronting approximately 20 feet on East North Street, with a depth of approximately 35 feet.

11. The term of this lease shall be for 60 months beginning June 1, 1955, and ending May 31, 1960. The rent for the demised premises, which the Lessee hereby agrees to pay to the Lessor, shall be Twenty-one Thousand (\$21,000.00) Dollars, which rent shall be payable as follows: for the first month, on the delivery of this lease, and thereafter, in advance, no later than the tenth day of each month during the term of this lease, the sum of Three Hundred and Fifty and No/100 (\$350.00) Dollars.

The above letting is upon the following conditions, all and every one of which the Lessee, its representatives, successors or assigns, covenant and agree to and with the Lessor, its successors or assigns, to keep and perform:

1) The premises herein demised shall be used by Lessee only as a finance business.

2) The Lessee shall pay to Lessor the specified rent in the manner above provided; and in case of non-payment thereof, or in