

Lessor: Atlantic Terminals & Warehouses, Inc.

Lessee: Johnson Motor Lines, Inc.

Location: Greenville, South Carolina

LEASE AGREEMENT

Made and entered into on Lease Date hereinafter stated, by and between Lessor and Lessee hereinafter named, and covering premises hereinafter described.

WITNESSETH

THAT Lessor, for and in consideration of rents and covenants hereinafter reserved and contained on part of Lessee to be paid and performed, does hereby demise and let unto Lessee, and Lessee does hereby lease and hire from Lessor the hereinafter described premises, together with all structures thereon, and all appurtenances, rights, easements and fixtures thereto belonging:

TO HAVE AND TO HOLD same for exclusive use and occupancy by said Lessee and its successors, for the term and upon conditions hereinafter set forth:

1. Lessee shall, during continuance of lease term hereby granted, pay to Lessor rental in amount and manner hereinafter set forth.

2. Premises are to be used for purpose of a freight terminal, warehouse, shop and garage, and for any other purpose incident to Lessee's conduct of its business as a common carrier of freight by motor vehicle in interstate and intrastate commerce.

3. Lessee may assign this lease or sublet all or any portion of demised premises during term of this agreement provided, however, that Lessee shall nevertheless remain primarily liable to Lessor for performance of all terms and conditions on Lessee's part to be performed hereunder.

