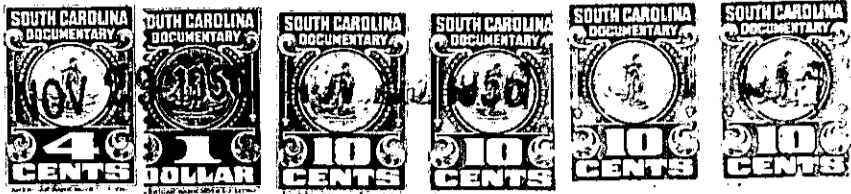


State of South Carolina

County of GREENVILLE



P. D. Patrick,

lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto White Horse Realty Inc.

lessee

for the following use, viz.: to construct a real estate office and a used car lot the lot described below

for the term of five (5) years, commencing December 1, 1956 and ending November 30, 1961, with the privilege of renewal as hereinafter set forth.

and the said lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of THIRTY-SIX HUNDRED (\$3600.00) Dollars per 5 year period, payable in monthly instalments of \$60.00, payable monthly in advance.

The Lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak. It is also fully agreed that the roof is considered sound and the lessor not to pay any damages from hereafter should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected. No building to be constructed nearer to the highway than McGlein Service station.

It is understood and agreed that the premises herein leased consists of a vacant lot on the West side of White Horse Road beginning at a point in the highway's right of way line 120 feet in a southerly direction from the south side of Welcome Road at the point it intersects with White Horse Road, and continuing in a southerly direction with a right of way line 139 feet with a depth along parallel lines of 110 feet.

The Lessee is to have the privilege of constructing on said premises a suitable building or buildings for the purpose of conducting a real estate office and a used car lot, it being understood that at the termination of the lease the buildings are to become the property of the lessor.

It is further understood and agreed that the lessee shall have the option of renewing the lease for an additional term of 5 years on such rental basis as may be agreed upon between the lessor and the lessee. The lessee to pay the taxes during the terms of this lease. Lessee to be responsible to its employer and third parties for injuries and damages of any nature and to indemnify the lessor against the same.

To Have and to Hold the said premises unto the said lessee its successors or assigns. EXECUTORS OR ADMINISTRATORS for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party one months written notice previous to the time of the desired

termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 21 day of November, 19 56

Witness:

Samuel H. Martin
Walter H. Bridgman
Eugene R. Sanders
S. A. Sherrill

P. D. Patrick (SEAL)
Lessor
WHITE HORSE REALTY, INC. (SEAL)
By M. R. Corell (SEAL)
K. Hawkins (SEAL)
Paul Bayne (SEAL)

(Continued on Next Page)