



STATE OF SOUTH CAROLINA

MEMORANDUM OF LEASE

COUNTY OF GREENVILLE

This Memorandum of Lease is made and entered into by and between D. W. EASON and RUBY LEE EASON, Lessors, and EASON TRUCK SALES, INCORPORATED, Lessee, on 30th day of June, 1978.

Lessors lease to Lessee the following described real property situated in Greenville County, South Carolina:

All that piece, parcel or tract of land, containing 4.43 acres, more or less, situate, lying and being on the northwestern side of Interstate Highway I-85, near the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Webb Surveying & Mapping Co., dated August 1967, entitled "Property of H.S. Garrison Est." and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-U at page 13, the following metes and bounds:

BEGINNING at a concrete monument at the northeastern corner of the intersection of the right of way for Interstate Highway I-85 and the right of way for the P & N Railroad (now the Seaboard Cost Railroad Co.) and at the southwestern corner of the premises herein described and running thence with the northwestern edge of the right of way for Interstate Highway I-85 N.58-27 E. 308.9 feet to a concrete monument; thence continuing with the northwestern edge of the right of way for Interstate Highway I-85 N. 29-55 E. 301.6 feet to a concrete monument; thence with the southwestern edge of the right of way for White Horse Road (S.C. Highway 250) N. 45-30 W. 159.3 feet to an iron pin; thence S. 18-46 W. 81.2 feet to an iron pin; thence N. 74-24 W. 499.2 feet to an iron pin on the eastern edge of the right of way for P & N Railroad (now the Seaboard Cost Line Railroad Co.); thence with the eastern edge of said right of way S. 19-13 E. 626.7 feet to the point of Beginning. This is the identical property conveyed to D. W. Eason and Ruby Lee Eason by deed of Junius H. Garrison and Herbert S. Garrison, individually and as Executors of the Estate of Henry S. Garrison, and Mabel G. Benson, individually, dated May 31, 1972 and recorded in the R.M.C. Office of Greenville County, South Carolina, in Deed Book 948, at Page 429.

The term of this lease is fourteen (14) years commencing on July 1, 1978 through August 31, 1992.

Lessee does have an option to renew this lease for two consecutive five (5) year periods.

Lessee does not have the option to purchase the described property.

This lease is subject to the terms, conditions, and restrictions contained in that certain unrecorded agreement between lessor and Lessee dated the 31st day of June, 1978.

Witness signature line for D. W. Eason, Lessor (SEAL)

Witness signature line for Ruby Lee Eason, Lessor (SEAL)

Signature line for EASON TRUCK SALES, INC. President

Attest:

Signature line for Secretary

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