

DONNIE S. TANKERSLEY
R.M.C.
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STATE OF SOUTH CAROLINA)
) LEASE AGREEMENT
COUNTY OF GREENVILLE)

ARTICLE 1

PARTIES

Section 1.01. Names and Addresses

This Lease Agreement, made and entered into as of the fifteenth day of March, 1979, by and between Jimmy B. Minyard, hereinafter referred to as "Landlord", and Poinsett Motors Inc., hereinafter referred to as "Tenant".

ARTICLE 2

GRANT AND TERM

Section 2.01. Consideration

WITNESSETH, that for and in consideration of the rental to be paid by Tenant to Landlord, and the mutual covenants herein contained, the parties agree as follows:

Section 2.02. Description of Premises

Landlord leases to Tenant, and Tenant rents from Landlord, the following described property in the City of Greer, County of Greenville, South Carolina, lying on the south side of old U. S. Highway No. 29, now West Poinsett Street;

That portion of Lot 78 of the property of Planters Savings Bank according to survey and plat by W. H. Brockman, Surveyor, recorded in Plat Book J at pages 22 and 23, R.M.C. Office for Greenville County, which is comprised of the showroom, three (3) offices, and two (2) restrooms at the northern end of the building; the wash or cleanup rack at the southeastern corner of the building; and the area between the building and West Poinsett Street;

Lot 79 of the property of Planters Savings Bank according to survey and plat by W. H. Brockman, Surveyor, recorded in Plat Book J at pages 22 and 23, R.M.C. Office for Greenville County, and having such metes and bounds as appear by reference to said plat, except that the Landlord reserves unto himself, his heirs and assigns, the right of ingress and egress to the portion of Lot 78 which is retained by him; and

Lot 80 of the property of Planters Savings Bank according to survey and plat by W. H. Brockman, Surveyor, recorded in Plat Book J at pages 22 and 23, R.M.C. Office for Greenville County, and having such metes and bounds as appear by reference to said plat.

This is a portion of the property conveyed to the Landlord by deed of Minyard Cadillac-Oldsmobile, Inc., dated December 30, 1978, recorded January 23, 1979, in Deed Book 1095, page 855, R.M.C. Office for Greenville County, and by deed of J. T. Minyard, dated January 5, 1972, recorded February 10, 1972, in Deed Book 936, page 66, R.M.C. Office for Greenville County.

DOCUMENTARY
STATE OF SOUTH CAROLINA
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