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GREENVILLE S.C.

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) L-E-A-S-E A-G-R-E-E-M-E-N-T

THIS AGREEMENT made and entered into this 25th day of APRIL, 1958, by and between J.H. SITTON, J.H. SITTON, Jr., and MARY ELLEN YEARGIN, sole owners of the property hereinafter described, and being referred to in this LEASE as the LESSORS, and IRVIN & MORGAN, a Partnership, hereinafter referred to as the LESSEES,

W I T N E S S E T H:

That the LESSORS, for and in consideration of the rents hereinafter reserved, and of the agreements given on the part of the LESSEES, to be paid, kept and fulfilled, have granted and leased, and by these presents, do grant and lease unto the said LESSEES, the following described property:

ALL that certain piece, parcel or lot of land situate in the City of Greenville, County of Greenville, State of South Carolina, on the East side of Richardson Street and running thence with said Street, South 20 West 50 feet to an iron pin; thence South 70 East 100 feet to an iron pin on Gower line; thence with Gower line, North 20 East 50 feet to an iron pin; thence North 70 West 100 feet to the beginning corner, the last-named corner being 150 feet from Washington Street, and being shown on the County Block Book at 49-3-3.

TO HAVE AND TO HOLD said premises for a period of TEN (10) YEARS, subject to the rentals and conditions hereinafter provided, commencing on the 1st day of JULY, 1958 and ending on the 30th day of JUNE, 1968, unless this Lease shall be sooner terminated as herein provided.

The LESSEES hereby agree to pay to the LESSORS for said leased premises the sum of TWO HUNDRED AND TWENTY FIVE (\$225.00) DOLLARS per month in advance on the 1st day of each and every calendar month during the term of this Lease.

It is mutually agreed between the LESSORS and the LESSEES that this Lease shall not be assigned or transferred unless the LESSEES obtain the written consent of the LESSORS.

(Continued on next page)