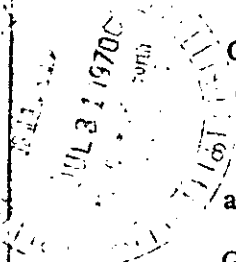


STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE



WHEREAS, Runion Manufacturing Company, Inc., is the owner of a certain tract of land hereinafter described situate between the City of Greer, South Carolina, and U. S. Highway I-85 upon which there has been erected a 100,000 square foot warehouse; and

WHEREAS, Eastern Storage, Inc., is desirous of leasing said warehouse;

NOW, THEREFORE, this agreement made and entered into by and between C. E Runion, hereinafter referred to as Landlord, and Eastern Storage, Inc., hereinafter referred to as Tenant,

WITNESSETH:

The landlord hereby leases unto the Tenant the following described property for the consideration mentioned herein:

100,000 square feet of warehouse space located behind Jet-Rest Furniture between the City of Greer and Interstate 85 on Highway 14,

subject to the following terms and conditions:

1. This lease shall be effective beginning 24 day of July, 1970, for a period of ten (10) years from date with the hereinafter designated limitations.

2. Agreed rental shall vary according to the gross income of the Tenant. The Landlord shall receive one-half (1/2) of the gross cash income of Tenant payable monthly on the tenth day of the next ensuing month. Gross cash income shall exclude in-and-out charges. The Landlord shall have the option to cancel this lease at the end of the second year in the event that he does not receive at least twenty-four (24¢) cents per square foot per year during the second year of this lease. Landlord shall have the option to cancel this lease at the end of the third year if he is not paid thirty-four (34¢) cents per

(Continued on next page)