

FILED
GREENVILLE CO. S.C.
MAY 16 9 12 AM '79
DONNIE S. TANKERSLEY
R.H.C.

LEASE AGREEMENT

This agreement made and entered into on this 1st day of May, 1979 by and between Brad Ragan Realty, Inc. hereinafter referred to as "Lessor" and Consolidated Tires, Inc. hereinafter referred to as "Lessee";

WITNESSETH:

That, Subject to the terms and conditions hereinafter set forth, the Lessor does hereby let and lease unto the Lessee real property in the County of Greenville and State of South Carolina, commonly known as The Ross Tire & Battery premises located at 100 Westfield Street in the City of Greenville, as more fully described as follows:

ALL those pieces, parcels or lots of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina having been conveyed to the grantor by deed of Verner C. Ross recorded in the RMC Office for Greenville County in Deed Book 1041, Page 66 and being described collectively as follows:

BEGINNING at an iron pin at the southeastern intersection of Westfield Street and Hyde Street and running thence with Hyde Street N. 70-19 W., 315 feet to an iron pin; thence S. 19-45 W., 150 feet to an iron pin; thence S. 70-19 E., 140 feet to an iron pin; thence N. 19-45 E., 42.2 feet to an iron pin; thence S. 70-19 W., 174.5 feet to an iron pin on the westerly side of Westfield Street; thence with Westfield Street N. 19-45 E. 108.6 feet to the point of beginning, together with all right, title and interest and estate of grantor in and to the use of a 100 foot strip of land adjoining as specifically set forth in deed recorded in Deed Book 41, Page 619.

This is the same property conveyed to the grantor by deed of Ross Tire & Battery Company, Inc. in the R.M.C. Office for Greenville County on June 21, 1978 in Deed Book 1382, Page 477.

The terms and conditions of this lease agreement are as follows:

- TERM. The initial term of this lease shall be for a period of three (3) years, beginning May 1, 1979 and ending April 30, 1982.
- RENTAL. The Lessee agrees to pay rent at the rate of One Thousand One Hundred and 00/100 (\$1,100.00) Dollars per month payable in advance on or before the 10th of each month. The first month's payment will be Two Thousand Two Hundred and 00/100 (\$2,200.00) Dollars, One Thousand One Hundred and 00/100 (\$1,100.00) Dollars of which will be held as a security deposit and applied against Lessee's rent obligation for the last month of the lease term.

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2-21-79
CLYDE

[Handwritten signatures]

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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