

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

INDENTURE OF LEASE

From

ACME DISTRIBUTING COMPANY OF
GREENVILLE, S.C.

Lessor

To

WILLIAM FERRELL
d/b/a FERRELL'S IMPORTS
AND DOMESTIC CAR SERVICE

1. PARTIES

THIS LEASE AGREEMENT made this 4th day of May, 1981, between Acme Distributing Company of Greenville, South Carolina, party of the first part, hereinafter called "Lessor" and William Ferrell d/b/a Ferrell's Imports and Domestic Car Service, party of the second part, hereinafter called "Lessee":

W I T N E S S E T H:

2. CONSIDERATION

That each of the aforesaid parties acknowledge the receipt of a valuable consideration from the other and that they, and each of them act herein in further consideration of the engagements of the other as herein stated.

3. PREMISES

That Lessor has and does hereby grant, demise and lease unto the said Lessee the following described premises in the City of Greenville, State of South Carolina:

ALL that certain lot or parcel of land, with the buildings and improvements thereon, situate on the east side of Augusta Street, in the City of Greenville, South Carolina, and having, according to survey made by Dalton and Neves, Engineers, January, 1926, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Augusta Street, which iron pin is 144 feet north of Harris Street, and running thence N. 65-30 E. 120 feet to a post; thence S. 12 E. 74 feet to a stake; thence S. 72-50 W. 130.8 feet to a point in the end of a wall on Augusta; thence with Augusta Street, N. 0-45 W. 62 feet to the point of beginning.

This being the same property conveyed unto the Lessor by deed of Bankers Trust of South Carolina Trustee U/A Thomas A. Roe and Betty Bain Roe dated September 30, 1963, recorded in the RYC Office for Greenville County in Deed Book 1038, page 749, on June 28, 1976.

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