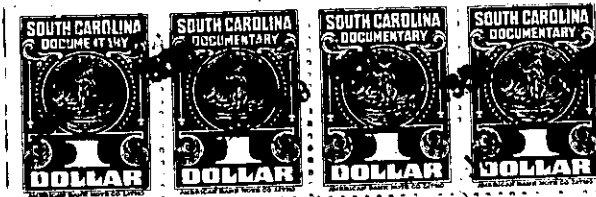


STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



This agreement executed this 25th day of January, 1951 at Greenville, South Carolina by and between Walter S. Griffin, hereinafter referred to as the "Landlord", and Eastern Finance Corporation, hereinafter referred to as the "Tenant",

W-I-T-N-E-S-S-E-T-H-:

That in and for the consideration of the rents reserved and of the mutual covenants and agreements hereinafter set forth, it is agreed as follows:

1. That the Landlord does hereby grant, bargain and lease unto the Tenant and the Tenant does hereby accept from the Landlord the following described property located in the City of Greenville, County of Greenville, State of South Carolina, to-wit:

All that certain piece, parcel and lot of land with the building situate thereon, being known and designated according to City of Greenville enumeration as 119 Buncombe Street.

2. To have and to hold the said premises with the rights and privileges thereunto belonging, for and during the term of five years beginning February 1, 1951 and ending February 1, 1956.

3. The Tenant agrees to pay to the Landlord for and during the entire term of this lease, a monthly rental of Two Hundred Dollars (\$200.00) per month payable on the 1st day of each and every month in advance.

4. The Tenant agrees not to permit said building to be used for any unlawful purpose or for any business that may become a nuisance and the Tenant further agrees to comply with all laws, municipal ordinances and regulations as to the occupancy of said premises.

