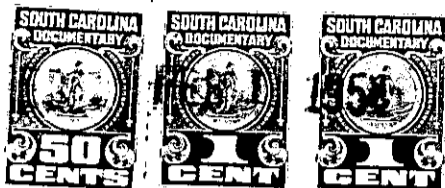


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STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

LEASE AGREEMENT

This lease agreement entered into this 30th day of JANUARY, 1954, by and between Mrs. Kittie M. Albertson and Mr. Clarence E. Ballenger, Guardian for Clare Eugenia Ballenger, Clarence Eugene Ballenger, Jr., and the minor children of Elizabeth M. Ballenger, Deceased (duly appointed by Probate Judge, Spartanburg County, South Carolina), hereinafter called Lessors, and Tires, Inc., a South Carolina corporation, hereinafter called Lessee;

W I T N E S S E T H

Lessors hereby lease to Lessee the following described premises:

All that certain piece, parcel or lot of land lying and being at the southwesterly corner of the intersection of East Coffee Street and Irvine Street, in the City of Greenville, S. C., said lot fronting approximately 70 feet along East Coffee Street and being all of the property owned by the Lessors at that location except that which has been previously leased to Huguenin and Douglas.

The term of this lease shall commence on the 1st day of February, 1954 and shall end on the 31st day of January, 1955 inclusive. As part of the consideration hereof, Lessors grant unto Lessee the option to extend the term of this lease to the 31st day of March, 1958, provided Lessee serves Lessors with notice of its intention so to do by the 31st day of December, 1954. If such option is exercised, all other terms and conditions of this lease shall remain unchanged.

In consideration of this lease agreement, the parties hereto covenant and agree as follows:

(1) Lessee shall pay Lessors as rental for the above described premises the sum of One Hundred Five (\$105.00) Dollars per month, payable in advance by the tenth day of each month during the term hereof, said rental to be apportioned \$70.00 per month to Mrs. Kittie M. Albertson and \$35.00 per month to Mr. Clarence E. Ballenger, Guardian. Lessee shall pay the rent at such place or places as designated by Lessors.

(2) The premises herein leased consist of a vacant lot and it is the intention of the Lessee to utilize same as a parking area. All such