

*Glenda C. ... Fred R. ...*

STATE OF SOUTH CAROLINA.

BOOK 601 PAGE 258

COUNTY OF GREENVILLE

THIS LEASE MADE THIS 11th day of June, 1958, by and between Mr. C. G. Beam and D. F. Beam, herein designated as the Lessor, and CAROLINA FREIGHT CARRIERS CORPORATION, of Cherryville, North Carolina, hereinafter designated as the Lessee.

WITNESSETH

That the Lessor in consideration of the agreements and covenants herein after mentioned to be fulfilled by the Lessee doth hereby demise and lease to the said Lessee for a term of ten years to begin on the first day of July, 1958, and end on the 30th day of June, 1968, the following described property located at Greer, South Carolina.

ALL OF THOSE PARCELS OR LOTS OF LAND IN GREENVILLE COUNTY, CHICK SPRINGS TOWNSHIP, SOUTH CAROLINA, SITUATED ON THE NORTH SIDE OF THE U.S. HIGHWAY NO. 29, NEAR THE LIMITS OF THE CITY OF GREER AND WESTWARD THEREFROM, BEING LOTS NOS. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 AS SHOWN ON A PLAT OF THE PROPERTY OF A. S. BASS AND C. A. GROCE BY H. L. DUNAHOO, SURVEYOR, DATED JUNE 23, 1947, A COPY THEREOF DATED APRIL 23, 1958, BEING RECORDED IN PLAT BOOK KK, PAGE 147, R.M.C. OFFICE FOR GREENVILLE COUNTY.

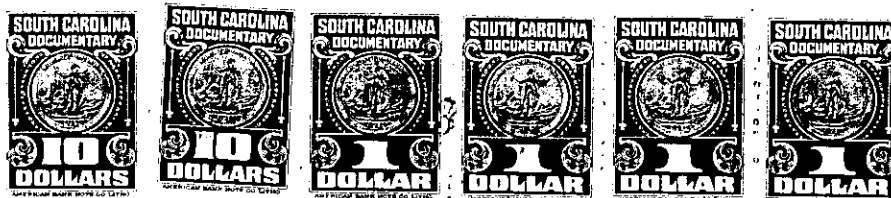
TO HAVE AND TO HOLD THE SAME, and the privileges and appurtenances thereunder in anywise pertaining, to the said Lessee and its successors and assign for a period of ten years upon the following terms and conditions.

(1) The total rent to be Sixty Thousand Dollars (\$60,000). The first payment of rent shall be for a period of six (6) months in advance of \$3,000.00 to apply on the last six months of this lease. Remaining payments during the term of the lease shall be made in monthly payments in advance of \$500.00, commencing July 1, 1958.

(2) The Lessor agrees that the Lessee shall enjoy said premises during said term free from the adverse claims of any person, and that Lessor will pay all taxes and assessments which shall be levied upon the same. And the Lessee agrees to make no unlawful or offensive use of the premises, to make any and all repairs at its expense, to keep premises in good repair and deliver up the same at the end of the term in good condition, fire ordinary wear and tear and other unavoidable accidents excepted. The Lessor agrees to maintain the roof and outside walls of the premises.

(3) In case of partial damage to the demised premises by fire or other casualty the Lessee shall give immediate notice thereof to the Lessor who shall thereupon cause the damage to be repaired with reasonable speed at expense of Lessor, due allowance being made for reasonable delay which may arise by reason of adjustment of loss under insurance policies on the part of the Lessor and/or the Lessee and for reasonable delay

(Continued on next page)



*This Lease has been cancelled by mutual agreement between C. G. Beam and D. F. Beam and Carolina Freight Carriers Corporation, August 27-1963.*

*Witness J. L. Bass  
Witness Jack Hafford*

*A. F. Beam  
C. G. Beam  
Carolina Freight Carriers Corp.  
By W. J. Robinson, Asst Sec & Treas.*