

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) SHORT FORM LEASE

THIS SHORT FORM LEASE, made and entered into this 1st day of July, 1977, and executed in duplicate, by and between VALETEP ENTERPRISES LIMITED PARTNERSHIP, a limited partnership formed under the South Carolina Uniform Limited Partnership Act, (hereinafter referred to as "Lessor"), and Century Lincoln-Mercury, Inc., a South Carolina corporation, (hereinafter referred to as "Lessee");

WITNESSETH:

IN CONSIDERATION of the rentals to be paid by and covenants of the Lessee, the Lessor does hereby lease and demise to the Lessee, and the Lessor does hereby take and hire from the Lessor, for the term hereinafter provided, all that certain tract, piece or parcel of land, situate on the western side of Laurens Road at the intersection of Kellett Drive in Greenville County, South Carolina, more particularly described on Exhibit "A", which is an integral part hereof.

TO HAVE AND TO HOLD the demised premises and improvements thereon unto the Lessee for and during a primary term of ten (10) years from the commencement date hereof, together with an easement for ingress and egress covering the adjoining twelve (12) foot strip of property of Lessor as provided on the attached Exhibit "A", with two renewal options of five (5) years each.

IT IS FURTHER UNDERSTOOD AND AGREED that this is a short form lease and that the terms, covenants and conditions of the lease are more fully set forth in a Lease Agreement executed by the parties hereto and bearing even date herewith, which said Lease Agreement is and shall be a part of this instrument as fully and completely as if the same were set forth herein.

IN WITNESS WHEREOF, the undersigned parties have caused this short form lease to be executed, and their respective seals affixed, the day and year first above written.

VALETEP ENTERPRISES LIMITED PARTNERSHIP (SEAL)

By: A. Frankl. Minic
General Partner
LESSOR

In the presence of:
Opita R. Meyer
Kleane Thompson

CENTURY LINCOLN-MERCURY, INC. (SEAL)

By: A. Frankl. Minic
President
And: A. M. Spake
Secretary
LESSEE

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