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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C. LEASE

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THIS LEASE, made this 30th day of March, 1978, between POINSETT PROPERTIES, a South Carolina General Partnership, hereinafter called "Landlord", and SAM WYCHE SPORTS WORLD, INC., a South Carolina corporation, hereinafter called "Tenant"; which terms "Landlord" and "Tenant" shall include the successors and assigns of the respective parties;

W I T N E S S E T H:

That the Landlord, in consideration of the rents reserved herein and of the covenants of the Tenant, does hereby lease and demise unto the Tenant, for the term hereinafter specified, the premises described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the above-described property for an initial term of fifteen (15) years, commencing on April 1, 1978.

AND the Landlord and Tenant do hereby mutually covenant, each with the other, as follows:

(1) Tenant shall pay to Landlord for each month's rent in advance the sum of Nineteen Hundred (\$1900.00) Dollars. In addition, Tenant shall pay all property taxes assessed against the demised premises and Tenant shall pay costs of all hazard and liability insurance.

(2) Landlord agrees that in the event of default Landlord will give to Tenant written notice of said default and Tenant shall have a period of 30 days thereafter within which to cure said default.

(3) Landlord shall put Tenant in possession of the demised premises and covenants and agrees that during the continuance of this Lease or renewals thereof, Tenant shall have quiet possession and enjoyment of the entire premises with all product and increase therefrom.

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