

and restrictive covenants which, in accordance with local standards of title practice, would not affect the marketability or value of the title to the property. Lessee agrees to accept the property subject to any zoning and building or health ordinances, laws and regulations. Nothing herein shall be construed to alter the Lessee's obligation to pay the property taxes on said property during the term of this Lease. The closing of title shall take place within sixty (60) days from the date of the execution and deliver of the contract between the parties.

IN TESTIMONY WHEREOF, the above named Lessor and the above named Lessee have caused this instrument to be executed in triplicate on the date and year set forth in Paragraph 1 of this Lease Agreement.

IN THE PRESENCE OF:

Acme Dist. Co. of Greenville S.C.
Raymond G. Vaughan

LESSOR

Eugene E. Edwards
Orville S. Porter

As to Lessor

William E. Ferrell (SEAL)

LESSEE

William E. Ferrell
Robert H. ...

As to Lessee

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me Orville S. Porter and made oath that (s)he saw the within named Acme Distributing Company of Greenville, S.C. by Raymond G. Vaughan, its Vice-President, sign, seal and as its act and deed deliver the within written Indenture of Lease, and that (s)he with Eugene E. Edwards, witnessed the execution thereof.

SWORN to before me this 4th day of May, 1981.

Orville S. Porter

Eugene E. Edwards (LS)
Notary Public for South Carolina
My Commission expires: Aug 16, 1984

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me William E. Ferrell and made oath that (s)he saw the within named William Ferrell d/b/a Ferrell's Imports and Domestic Car Service, sign, seal, and as their act and deed deliver the within written Indenture of Lease, and that (s)he with Robert H. ... witnessed the execution thereof.

SWORN to before me this 4th day of May, 1981.

William E. Ferrell
Robert H. ...

Robert H. ... (LS)
Notary Public for South Carolina
My Commission expires: 12/7/87

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