

STATE OF SOUTH CAROLINA)
) LEASE AGREEMENT
 COUNTY OF GREENVILLE)

This LEASE AGREEMENT, made and entered into this 24th day of August, 1984, by and between JAMES H. MITCHELL, (hereinafter referred to as "Landlord") and FORK ENTERPRISES, INC., A South Carolina Corporation, (hereinafter referred to as "Tenant").

The Landlord and the Tenant, for and in consideration of the keeping by the parties of their respective obligations hereinafter contained, as well as for \$1.00 and other valuable considerations paid in hand simultaneously with the execution and delivery of this Lease, receipt of which is hereby acknowledged, agree as follows:

ARTICLE I
DEMISED PREMISES

1. Upon the terms and conditions hereinafter set forth, and in consideration of the payment from time to time by Tenant of the rents hereinafter set forth and in consideration of the prompt performance continuously by the Tenant of each and every one of the covenants and agreements hereinafter contained, to be kept and performed by the Tenant, the performance of each and every one of which is declared to be an integral part of the consideration to be furnished by the Tenant, the Landlord does lease, let, and demise to Tenant and the Tenant does hereby lease of and from the Landlord the following described real property (hereinafter called the Premises) together with all improvements and appurtenances attached thereto:

ALL of that piece, parcel or lot of land consisting of 0.79 acres, lying on the Northeastern side of Buncombe Road near the City of Greer, South Carolina, according to a plat entitled "Survey for James H. Mitchell," prepared by Wolfe & Huskey, Inc., dated August 9, 1984 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 10W at Page 51, a copy of said plat is attached hereto as Exhibit A.

Together with the non-exclusive right of access over and across that property surrounding said 0.79 acre tract as reflected on the above Plat for ingress and egress onto said 0.79 acre tract; and

Together with a non-exclusive right of passage and use for vehicular and pedestrian traffic and for vehicle

