

FILED
GREENVILLE CO. S.C.
Dec 28 3 30 PM '84
DONNIE S. JAMES
R.M.C. CLERK

STATE OF GEORGIA
COUNTY OF COBB

Corrected
Annice S. Inkerley
RMC

THIS TERMINATION OF LEASE AGREEMENT is made and entered into this 27th day of December, 1984 between CFS FINANCIAL CORP., a Utah corporation, formerly known as Coordinated Financial Services and also known as Coordinated Financial Services, Inc. (the "Seller") and PELHAM PLACE GENERAL PARTNERSHIP, a Utah general partnership (the "Purchaser").

W I T N E S S E T H:

THAT, WHEREAS, T. Walter Brashier entered into a certain Lease with Kathy Anne Duncan, et al., recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1120, page 344 on February 11, 1980, which leases the property (the "Property") described therein for a period of thirty-five (35) years beginning May 1, 1979; and

WHEREAS, the Lease was assigned to Seller by Assignment recorded in said records in Deed Book 1152, page 790 on July 31, 1981 (said Lease, as assigned, is hereinafter referred to as the "Lease"); and

WHEREAS, on even date herewith, Seller has conveyed to Purchaser the Property; and

WHEREAS, Seller and Purchaser desire to terminate the Lease.

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt, adequacy and sufficiency of which are acknowledged by Seller and Purchaser, Seller and Purchaser, intending to be legally bound, do hereby agree that the Lease is hereby terminated and the Clerk for the RMC Office for Greenville County, South Carolina is hereby authorized and directed to mark the Lease satisfied of record.

IN WITNESS WHEREOF, Seller and Purchaser have caused this Termination of Lease Agreement to be executed, sealed and delivered as of the day and year first above written.

In the presence of:
[Signature]

Witness
Sarah B. Maves

Witness

PELHAM PLACE GENERAL PARTNERSHIP,
a Utah general partnership

By: CFS Financial Corp., a Utah
corporation, managing
general partner

By: *George A. Easter*

George A. Easter,
Vice President

[CORPORATE SEAL]

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RMC

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