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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
ANNERSLEY LEASE

THIS INDENTURE OF LEASE, made at Greenville, South Carolina, the 5th day of September, 1978, by and between N. A. WALDROP and TOM S. BRUCE, their heirs, executors, administrators, successors, and assigns, is hereinafter referred to as the "Lessor" and Auction Recon Center, Inc., a corporation, who, together with its successors and assigns, is hereinafter referred to as "Lessee".

W I T N E S S E T H :

1. Property to be Leased. For the terms and conditions as hereinafter set forth, the Lessor does hereby lease to the Lessee the real property together with improvements thereon and more particularly described by metes and bounds on Exhibits attached hereto and made a party hereof by reference, together with the structures and improvements thereon or to be erected thereon and all of the appurtenances upon the property, all of which are hereinafter referred to collectively as the "leased premises".

2. Terms. To have and to hold for a term of five (5) years upon the signing hereof.

3. Authorized Use. Lessee shall use the leased premises for any legal purposes.

4. Rent. Lessee hereby covenants to pay to Lessor \$ 1,550.00 per month for the first two (2) years and then \$ 2,825.00 per month thereafter including any term covering by option renewal or agreed upon extension.

5. Taxes.

(a) Lessor shall pay, during the term of this Lease, to the public officers charged with the collection thereof, promptly as the same shall become due, all current real estate taxes and assessments, both general and special, beginning with such taxes and assessments which shall become due and payable upon and after the date of the commencement of this lease, and that may

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