

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE) LEASE

BE IT HEREBY KNOWN, that this indenture entered into on this the 1st day of May, 1953, between Henry Theodore, of said County and State, hereinafter referred to as PARTY OF THE FIRST PART, and Carolina Driv-Ur-Self, Inc., a North Carolina corporation, by its Vice-President, hereinafter referred to as PARTY OF THE SECOND PART,

WITNESSETH THAT:

WHEREAS, the Party of the First part has bargained with the Party of the Second Part to demise and lease for a period of two years, beginning on the first day of May, 1953, and expiring on the 30th day of April, 1955, the following property, to-wit:

(a) All that certain lot of land located at 19 North Academy Street in the City of Greenville, South Carolina, fronting on Academy Street 76 feet, more or less, and extending back to line at the 15 foot driveway adjacent to the Textile Hall.

(b) IT IS AGREED AND UNDERSTOOD, that the Party of the Second Part shall exercise full right and emoluments, consistent to the business of the Second Party and shall exercise due care to protect the fence enclosing the demised property.

(c) The Party of the Second Part agrees to pay to the Party of the First Part the sum of \$100.00 on the first day of May, 1953, and on the first day of each subsequent month thereafter as rent therefor. Said rent to be paid at the office of the First Party located at 15 S. Academy Street, and it is understood that said rent is to be paid in advance during the term of this lease. This lease shall not be in default unless Second Party shall fail to pay such rent in advance within ten (10) days after the same shall become due as aforesaid.

(d) It is further understood and agreed that the Party of the Second Part shall have the first refusal of an additional two year lease; 60 days prior to the expiration of this lease the party of the First Part will give to the Party of the Second Part in writing the opportunity to lease said property for a period of two years at a rental to be specified by the Party of the First Part, and the Party of the Second Part shall have ten days after receipt of said Notice in which to accept or reject said offer in writing and if he fails to accept it in writing within ten days the Party of the First Part shall be free to dispose of the property as he sees fit.

GIVEN Under the hands and Seals of the Party of the First Part and the Party of the Second Part, By H. E. McDaniel, its Vice-President, as of this the 1st day of May, A. D. 1953.

SIGNED IN THE PRESENCE OF:

E. A. Covert

E. O. Foster

Henry Theodore (SEAL)
 Party of the First Part
 CAROLINA DRIV-UR-SELF, INC.
 a North Carolina Corporation,

BY: H. E. McDaniel (SEAL)
 Vice President
 PARTY OF THE SECOND PART.