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SOUTH CAROLINA
GREENVILLE COUNTY

THIS CONTRACT OF LEASE, Made and entered into this first day of January, 1961, by and between Terminal Warehouse Corporation, a corporation organized and existing under the laws of the State of North Carolina with its principal office and place of business in Forsyth County, North Carolina, party of the first part, hereinafter called the "Lessor", and Pilot Freight Carriers, Inc., a corporation organized and existing under the laws of the State of North Carolina with its principal office and place of business in Forsyth County, North Carolina, party of the second part, hereinafter called the "Lessee;"

W I T N E S S E T H:

The Lessor does hereby lease to Lessee, and Lessee does hereby rent from Lessor, the premises located on White Horse Road, near the city of Greenville, Greenville County, South Carolina, owned by Lessor and more particularly described as follows:

ALL that piece, parcel and tract of land containing 8 acres, more or less, lying on the Northeast side of the White Horse Road, in Gantt Township, Greenville County, State of South Carolina, and having according to a plat of property of Sunie H. Smith, et al, made by R. K. Campbell, Engineer, on August 26, 1960, recorded in the RMC Office for Greenville County, S. C., in Plat Book UU, page 81, the following metes and bounds to wit:

BEGINNING at an iron pin on the Northeast side of White Horse Road at corner of property now or formerly of McWhite, and running thence N. 60-58½ E., 861 feet to an iron pin; thence along the line of property of the Grantor, N. 29-01 W., 400 feet to an iron pin; thence S. 60-58½ W., 873.9 feet to an iron pin in the Northwest side of White Horse Road; thence along the White Horse Road, the following courses and distances: S. 28-39 E., E., 191.9 feet to an iron pin; and S. 32-53 E., 208.64 feet to the point of beginning.

The term of this lease shall commence on the first day of January, 1961, and shall continue thereafter for a period of ten (10) years.

As rental for said premises, Lessee agrees to pay to Lessor the sum of Eighteen Thousand Dollars (\$18,000.00) annually, payable in advance in monthly

(continued)