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FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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DORRIS S. TANKERSLEY
C.L.M.

THIS LEASE, made this 30th day of January, 1976, by and between CHARLES R. MAJOR, hereinafter called the Lessor; and SUPER TIRE STORES, INC., a North Carolina Corporation, domesticated in the State of South Carolina and doing business as Super Tire Stores of Greenville, South Carolina, hereinafter called the Lessee;

WITNESSETH:

THAT subject to the terms and conditions hereinafter set forth, said Lessor does hereby let and lease unto the said Lessee and said Lessee does hereby accept as Lessee of said Lessor, a certain parcel of land, together with the buildings and other improvements thereon situate, lying and being in Greenville County, South Carolina, and more particularly known and designated by the postal enumerations of the City of Greenville, South Carolina, as 108 East Stone Avenue, Greenville, South Carolina.

THE TERMS AND CONDITIONS ABOVE REFERRED TO ARE AS FOLLOWS:

FIRST: This lease shall begin as of the 1st day of February, 1976, and unless sooner terminated as herein provided, shall exist and continue until the 31st day of January, 1978.

SECOND: As rental for said premises, said Lessee shall pay to said Lessor by mail or at the place of business of said Lessor, and without notice or demand therefor, the sum of FOUR HUNDRED AND NO/100 DOLLARS (\$400.00) per month, payable on or before the 15th of each month for the then current month.

THIRD: During the term of this lease, Lessor shall pay all taxes and assessments imposed on the demised real estate by any lawful authority. The Lessee, during the term of this lease, shall pay all taxes and assessments imposed upon its equipment, fixtures, and other personal property located in or on the demised premises.



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