

STATE OF SOUTH CAROLINA]
COUNTY OF GREENVILLE]

LEASE AGREEMENT

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This Lease made and entered into this day of December, 1981
by and between H. J. NIX and W. V. NIX as "Lessors" and WALTER MILLER as
"Lessee".

WITNESSETH:

FOR AND IN CONSIDERATION OF the rents received and of the
mutual covenants, promises and agreements hereinafter contained, it is agreed
by and between the parties hereto as follows:

1) Lessors hereby grant, bargain and lease unto Lessee and
Lessee does hereby lease, hire and accept from Lessor premises described as
follows:

ALL that piece, parcel or lot of land situate, lying
and being in Greenville County, South Carolina designated
as 2301 Old Buncombe Road together with the buildings
and improvements thereon situate being a one-story
brick building 50' x 60'. Also all equipment and fixtures
therein situate used in the business of tire re-capping.

2) To have and to hold the above-described premises together
with all rights, easements and appurtenances thereunto belonging unto the
Lessee for a term of one year beginning January 1, 1982 and ending December 31,
1982.

3) Lessee hereby agrees to pay to Lessors for said Lease the
sum of SIX THOUSAND [\$6,000.00] DOLLARS payable at the rate of FIVE HUNDRED
[\$500.00] DOLLARS per month and payable in advance.

4) Lessee shall be responsible for the maintenance, upkeep and
repairs to the inside of said premises and to the fixtures and equipment and
Lessors shall be responsible for the upkeep of the outside walls and roofs only.

5) Lessee shall be responsible for the payment of all taxes on
fixtures, equipment and stock and Lessee shall pay Ad Valorem taxes.

6) Lessee covenants and agrees to indemnify and hold harmless
Lessors against any and all claims arising from the conduct or management of
or upon any work or things whatsoever done in or about the leased premises or
arising from any act or negligence of Lessee or any of his agents and employees,
customers or arising from any accident, injury or damage whatsoever to any
person or persons or to the property of any person or persons occurring during
the term of this Lease in or about the leased premises and from all costs,

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