

LEASE AGREEMENT

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

THIS LEASE, made and entered into this 30th day of April, 1984 by and between

REAL ESTATE FUND, INC.
by: Jack McDannald, Managing Director hereinafter called "LESSOR", and

World Finance Corporation of Mauldin hereinafter called "LESSEE".

WITNESSETH

In consideration of this writing and the terms and provisions herein contained, the parties hereto agree among themselves as follows:

1. Lessor does hereby lease unto Lessee and Lessee does hereby take from Lessor the premises located at and described as follows:

Office space located in the Golden Strip Shopping Center being approximately 29' 10" wide and 59' 5" deep.

2. The term of this Lease shall be for 36 months, beginning on the 15th day of June, 1984 hereinafter called the "Initial Term", during which time the monthly rental shall be \$500.00 (Five Hundred and no/00) per month, payable monthly in advance, by the 10th of each month, with the option of Lessee to extend said term after expiration of "Initial Term" for an additional 36 months period by giving to Lessor written notice thereof at least 60 days before the end of the Initial Term, during which additional term the monthly rental shall be \$ negotiated per month, payable monthly in advance.

a. Any and all notice required shall be sent Registered Mail to the Lessor or the Lessee, as shown below:

AS TO LESSOR:

REAL ESTATE FUND, INC.

Name by Jack McDannald, Managing Director

Street Number & Name Box 396

City & State Mauldin, S. C. 29662

AS TO LESSEE:

Name World Finance Corporation of Mauldin

Street Number & Name P O Box 6429

City & State Greenville, S. C. 29606

3. Should the Lessee at anytime fail to pay said rent within 30 days after the time herein stipulated, or if default be made in any other provision, the Lessor may, at his option and upon thirty (30) days written notice to Lessee, terminate this Lease Agreement, unless default or condition is corrected whereupon the Lessee shall immediately surrender possession of said premises to Lessor.

4. Lessee shall not use said premises for any purpose other than as a consumer finance office, or a similar business customarily or usually carried on in connection with such business, and Lessee agrees to comply with the laws, statutes and ordinances of the City and State where located.

5. Alterations or repairs desired by Lessee to interior of said premises are to be made at Lessee's expense and with permission of the Lessor. Lessee shall return premises to Lessor at expiration or termination of term or extension thereof in like condition, reasonable wear and tear expressly excepted.

6. Lessor may enter premises at any reasonable hour for the purpose of examining the same or making such repairs or alterations as Lessor may see fit.

7. Lessor agrees to maintain the exterior of premises, including the roof, gutters, outer walls, and downspouts.

8. Lessee accepts the premises in their present condition.

9. The cost of all water, gas, electricity and other utilities used on the premises during the term hereof shall be paid for by Lessee.

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