

NORTH CAROLINA
FORSYTH COUNTY

57

FIRST AMENDMENT TO LEASE

8K1705 P2194

THIS FIRST AMENDMENT TO LEASE, made as of the first day of April 1990, by L & C INVESTORS, a North Carolina general partnership ("Landlord") and REGAL OLDSMOBILE, INC., a North Carolina corporation, successor by merger to Regal Suzuki, Inc. ("Tenant");

W I T N E S S E T H :

Whereas, Landlord and Regal Suzuki, Inc. entered into a Lease as of August 1, 1988; and

Whereas, Regal Oldsmobile, Inc. is the successor to Regal Suzuki, Inc. by virtue of the merger of Regal Suzuki, Inc. into Regal Oldsmobile, Inc.; and

Whereas, the parties hereto now desire to amend said Lease.

NOW, THEREFORE, for and in consideration of the premises and One Dollar and other valuable considerations (\$1.00 & OVC) the parties do hereby agree that the Lease, dated August 1, 1988 above referred to, is amended as follows:

1. The Tenant under the terms of said Lease is Regal Oldsmobile, Inc. a North Carolina corporation, successor by merger to Regal Suzuki, Inc.

2. Article IV of the Lease is amended to provide an annual rental of \$144,000.00, payable in equal monthly installments of \$12,000.00 on or before the first day of each month commencing April 1, 1990.

3. Except as amended herein, the Lease, dated August 1, 1988 heretofore referred to, remains in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment To Lease as of the day and year first above written.

L & C INVESTORS

By: Lucian H. Neal
Lucian H. Neal, Managing Partner

REGAL OLDSMOBILE, INC.

By: Lucian H. Neal
Lucian H. Neal, President

PARTNERSHIP ACKNOWLEDGEMENT

8K1705 P2195

STATE OF NORTH CAROLINA, Forsyth COUNTY ss:
 On this 21st day of September, A.D. 1990, personally came before me,
Lisa D. West, a Notary Public of the County of Davie State of North Carolina,
Lucian H. Neal, who, being by me duly sworn says that he is ^{managing} ~~a general partner~~ of L & C Investors, A North
Carolina General Partnership, a general partnership, and that the foregoing instrument was duly executed by him for an on behalf of said partnership. And said
Lucian H. Neal, acknowledged said instrument to be the act and deed of said partnership.

WITNESS, my hand and official seal.
 My Commission Expires 8-20-92
 OFFICIAL SEAL
 Notary Public, North Carolina
 Davie County
 LISA D. WEST
 (SEAL)

Lisa D. West
 Notary Public

CORPORATE ACKNOWLEDGEMENT

STATE OF NORTH CAROLINA, Forsyth COUNTY ss:
 On this 21st day of September, 19 90, personally came before me,
Lisa D. West, a Notary Public of the County of Davie State of North Carolina,
Lucian H. Neal, who, being by me duly sworn says that he is president of
Regal Oldsmobile, Inc., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said
 corporation and that said instrument was signed and sealed by him for and on behalf of said corporation by its authority duly given. And the said Lucian H. Neal
 acknowledged said instrument to be the act and deed of said corporation.

My Commission Expires 8-20-92
 OFFICIAL SEAL
 Notary Public, North Carolina
 Davie County
 LISA D. WEST
 (SEAL)

Lisa D. West
 Notary Public

STATE OF NORTH CAROLINA--Forsyth County

The foregoing (or annexed) certificate 5 of LISA D West VP DAVIE CONC
 (here give name and official title of the officer signing the certificate passed upon)

one ~~is~~ certified to be correct. This the 29 day of NOV, 19 90.

PRESENTED FOR
 REGISTRATION
 AND RECORDED

E. Speas, Register of Deeds

By Patricia Davis

Deputy-Assistant

Probate and Filing Fee \$ 8.00 paid NOV 29 12 24 PM '90

PD

REGISTER OF DEEDS
 FORSYTH COUNTY, N.C.

not a corporation