

LEASE TERMINATION AGREEMENT

This Lease Termination Agreement is entered into this 22nd day of May, 1997 by and SunTrust Banks, Inc., as Lessor, and Aaron Rents, Inc., as Lessee.

RECITALS

WHEREAS, Lessor and Lessee entered into a Lease Agreement (the "Lease") dated as of September 20, 1996, which Lease is described in that certain Alabama Lease Supplement No. One, Memorandum of Lease and Mortgage recorded with the Shelby County Judge of Probate on January 2, 1997 as instrument 1997-00142; and

WHEREAS, Lessor and Lessee have agreed to terminate the Lease insofar and only insofar as it demises the property described on Exhibit A hereto upon the terms and conditions set forth in this agreement.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants hereinafter set forth Lessor and Lessee agree as follows:

Effective as of May , 1997 the Lease is terminated insofar and only insofar as it demises the property described on Exhibit A hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first above written.

SunTrust Banks, Inc., as Lessor

By: R. G. Infeldt, SVP

Aaron Rents, Inc., as Lessee

By: Kent M. [Signature] U.P.

Inst # 1997-16645

05/29/1997-16645
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SHELBY COUNTY JUDGE OF PROBATE
003 NCD 13.50

STATE OF GEORGIA)
FULTON COUNTY)

I, the undersigned, Notary Public, in and for
said County in said State, hereby certify that R. Charles Shufeldt whose name as Senior Vice Pres. of SunTrust Banks, Inc., a Georgia corporation, is signed to the
foregoing instrument, and who is known to me, acknowledged before me on this day that, being
informed of the contents of the instrument, s/he, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

day of May, 1997.

Given under my hand and Official seal this 22nd

My Commission
Expires 10/2/2000

Sheila N. Campbell
Notary Public

This instrument prepared by:
LaSalle Street, Chicago,

Rex A. Palmer; Mayer, Brown & Platt, 190 S.

La Salle Street, Chicago

Illinois 60603

Exhibit A

Commence at the Northeast corner of Section 36, Township 19 South, Range 3 West and run southerly along the east line of said Section 36 a distance of 549.85 feet; thence turn 76° 10' 07" right and run southwesterly 135.38 feet to the point of beginning; thence continue along the last described course for 537.91 feet to a point on the northeast right of way line of Shelby County Road No. 275; thence turn 67° 22' 28" right and run northwesterly along said road right of way line 208.79 feet; thence turn 94° 17' 04" right and run northeasterly 123.00 feet; thence turn 94° 17' 40" left and run northwesterly 100.00 feet; thence turn 85° 40' 29" left and run 123.01 feet to a point on said northeast right of way line of Shelby County Road No. 275; thence turn 85° 17' 21" right and run along said right of way line 99.92 feet; thence turn 40° 28' 05" right and run 26.75 feet to a point on the southeast right of way line of State Highway No. 261; thence turn 64° 29' 48" right and run northeasterly along said right of way line 129.28 feet; thence turn 1° 30' 35" right and run along said right of way line 119.20 feet; thence turn 9° 05' 39" left and run along said right of way 53.09 feet; thence turn 1° 15' 28" left and run along said right of way 307.65 feet; thence turn 58° 27' 29" right and run southeasterly 236.92 feet to a point on the west right of way line of U.S. Highway No. 31; thence turn 69° 06' 06" right to the tangent at said point of a curve to the left, said curve having a radius of 1,752.68 feet, and run along said curve and said Highway No. 31 right of way 86.88 feet to a point; thence turn 90° 00' 00" left from the tangent to said curve at said point and run 15.00 feet to a point; thence turn 90° 00' 00" right to the tangent at said point of a curve to the left, said curve having a radius of 1,737.68 feet, and run along said curve and said Highway No. 31 right of way 302.15 feet to the point of beginning.

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