

STATE OF SOUTH CAROLINA

LEASE

COUNTY OF GREENVILLE

THIS LEASE, made this 18th day of NOVEMBER, 1958, by and between C. T. BROWN and wife, GAYNELL H. BROWN, their heirs, successors or assigns, parties of the first part, hereinafter referred to as LESSORS, and AIR CONTROL PRODUCTS INC. OF GREENVILLE, party of the second part, hereinafter referred to as LESSEE;

W I T N E S S E T H:

That for and in consideration of the sum of One Dollar to them in hand this day paid by the LESSEE; the receipt of which is hereby acknowledged, and of the promises of the LESSEE, hereinafter set forth, which promises are in turn made in consideration of the execution of this lease and of the promises of the LESSORS hereinafter set forth, the LESSORS hereby lease to the LESSEE, its successors and assigns, the following described property located in the City of Greenville, Greenville County, South Carolina:

All that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being on the northeast side of S. C. Highway No. 291 and having, according to plat of the property of C. T. Brown dated October 20, 1958, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeast side of South Carolina Highway No. 291 at the joint corner of property heretofore conveyed to Boy Scouts of America, and running thence along the joint line of said property, N. 50 E. 183.4 feet to an iron pin; thence S. 86-20 E. 181 feet to an iron pin; thence S. 50 W. 314.4 feet to an iron pin on the northeastern side of South Carolina Highway No. 291; thence with the northeastern side of S. C. Highway No. 291, N. 40-0 W. 125 feet to an iron pin, the point of beginning.

TO HAVE AND TO HOLD, the said property unto the LESSEE, its successors and assigns, upon the following terms and conditions, and together with the rights and privileges hereinafter set forth:

(Continued on next page)