

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

LEASE

This LEASE made and entered into this 27th day of June, 1960, by and between THOMAS M. WELBORN, of Greenville County, South Carolina, hereinafter called "Landlord", and AMERICAN MONORAIL CO., a corporation organized and existing under the laws of the State of Ohio, hereinafter called "Tenant";

WITNESSETH:

For and in consideration of the rentals, covenants and conditions hereinafter set forth, Landlord and Tenant do hereby expressly contract, covenant and agree as follows:

- (1) Demise: The Landlord does hereby lease and demise unto the Tenant and the Tenant does hereby take as Tenant, upon the terms and conditions hereinafter set forth, all that certain building measuring thirty (30) feet by one hundred twenty (120) feet to be erected as hereinafter set forth and to be situated adjacent to a building already located upon a tract of land owned by the Landlord in Gantt Township, Greenville County, South Carolina, between the Grove Road and Church Street Extension (United States Highway No. 29).
- (2) Term: TO HAVE AND TO HOLD the same, together with rights-of-way for ingress and egress and parking, for and during the term of five (5) years, said term to commence upon the date upon which said building to be erected shall have been made ready for occupancy and use as hereinafter set forth, and to end at Midnight five (5) years thereafter.
- (3) Rental: The Tenant shall pay unto the Landlord the sum of \$200.00 per month as rental for the demised premises, which rental shall accrue from the date of the commencement of the term hereof. All rentals due and payable during the term hereof shall be paid in advance on the first day of each and every month during the term hereof at such reasonable places as the Landlord shall from time to time designate in advance. All rentals accruing from the commencement of the term hereof to the first day of the next succeeding

(Continued on Next Page)