

FILED  
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
R. M. C.

LEASE AGREEMENT

This lease agreement made and entered into this 16<sup>th</sup> day of December 1969, by and between W. Roger Brown, a citizen and resident of the County of Greenville, State of South Carolina, hereinafter referred to as the LESSOR, and Wallace L. Reid, Jerry L. Pace and F. C. Frick, DBA Carolina Tool and Guage Inc., each a citizen and resident of the County of Greenville, State of South Carolina, hereinafter referred to as the LESSEE.

W I T N E S S E T H

For and in consideration of the rents reserved and the mutual covenants, promises and agreements hereinafter contained, it is agreed as follows:

I.

The Lessor does hereby grant, bargain, demise and lease unto the Lessee and the Lessee does hereby lease, hire and accept from the Lessor the following property, to-wit:

One concrete block building, approximately 45' x 110', with concrete floor, and prestressed concrete roof, situate and being at the Intersection of White Horse Road and Bainbridge Drive, in the County of Greenville, State of South Carolina. To have and to hold the above described premises, together with the exits and entrances and appurtenant passageways unto the Lessee for and during the term of one (1) year, beginning the 1st day of January, 1970, and ending the 31st day of December, 1970. It is expressly understood that the Lessee shall have an option to renew this Lease for a period of one (1) year, beginning the 1st day of January, 1971, at the same rate per month as set forth in paragraph II.

II.

The Lessee does hereby agree to pay unto the Lessor for and during the term of this Lease:

Two Hundred and Twenty-Five Dollars (\$225.00) per month due and payable on the

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