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FILED
GREENVILLE CO. S. C.
NOV 10 3 28 PM '70
OLLIE FARNSWORTH
R. M. C.

No Stamps necessary See
Affidavit Book 33, page 25

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

1. THIS AGREEMENT OF LEASE made and entered into this 1st day of January, 1970, by and between GANTT BUILDING INCORPORATED, a South Carolina corporation with its principal place of business in Greenville, South Carolina, hereinafter called "Landlord", and METAL FABRICATORS, INC., a South Carolina corporation with its principal place of business in Greenville, South Carolina, hereinafter called "Tenant".

W I T N E S S E T H :

2. That in consideration of the covenants and agreements herein contained, the Landlord hereby demises and leases unto Tenant, its successors and assigns, the following described property:

ALL that certain piece, parcel or tract of land situate, lying and being in Greenville County, South Carolina, and Gantt Township, lying on the south side of Air Base Spur of the Southern Railway, near White Horse Road, and shown on plat entitled "Property of Gantt Building" prepared by Jones Engineering Services, January, 1970, as the easterly portion of said tract and more particularly described, according to said plat, as follows:

BEGINNING at an iron pin on the southerly edge of the right-of-way of the Southern Railway Spur and running thence S. 4-00 W. 40 feet to an iron pin; thence S. 54-50 W. 120 feet to an iron pin; thence S. 01-50 W. 293.6 feet to an iron pin; thence S. 29-33 E. 730 feet to an iron pin; thence N. 4-00 E. 969.1 feet to an iron pin on the southerly edge of the Southern Railway Spur; thence along the southerly edge of the right-of-way of the Southern Railway Spur N. 77-17 W. 328 feet.

Together with the right to use the 30-foot access road shown on said plat.

(Continued on next page)