

✓ STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE) LEASE

THIS LEASE made and entered into this 1st day of November, 1970, by and between RICE-CLEVELAND COMPANY, a South Carolina corporation, of Greenville County, South Carolina, hereinafter called "Landlord", and FORD & GRAY, INC., a South Carolina corporation, of Greenville County, South Carolina, hereinafter called "Tenant".

W I T N E S S E T H:

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 lot of land 50 feet by 200 feet upon which is situate a masonry and prestressed concrete building containing 6,000 square feet, more or less, lying and being on the Western side of Commercial Drive North of a building leased to Graybar Electric Company, Inc., in Pleasantburg Industrial Park, Greenville County, South Carolina (shown on attached Exhibits A and B).
2. Term. TO HAVE AND TO HOLD the same for and during the term of three (3) years, said term to commence upon November 1, 1970, and to end at Midnight on October 31, 1973, together with an option to renew for two additional years upon the same terms, conditions and rental as herein contained. Said Option shall be exercised by the Tenant giving the Landlord ninety (90) days written notice prior to October 31, 1973 of Tenant's intentions to exercise said option.
3. Rental. The Tenant shall pay unto the Landlord the sum of \$425.00 per month as rental for the demised premises, which rental shall accrue from the date of the commencement of the term

1.

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