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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ELIZABETH RIDDLE
R.M.C.

LEASE AGREEMENT

1. THIS AGREEMENT OF LEASE, made and entered into this 1st day of August, 1972, by and between F. H. GILLESPIE, hereinafter called "Landlord", and DAVIS MECHANICAL CONTRACTORS, 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 lot of land with a building and improvements thereon situate on the Southwest side of Pelham Road (also known as State Road No. 492) near the City of Greenville, County of Greenville, South Carolina and having, according to a survey made by C. O. Riddle in October, 1964, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest edge of Pelham Road at the Northwest corner of the property now or formerly of DeCamp and running thence along said De Camp line S. 3-41 W. 353.6 feet to an iron pin; thence continuing S. 0-31 E. 904.8 feet to a point in the center of Rocky Creek; thence turning and running with the center of Rocky Creek as the line, the traverse line being as follows: N. 67-45 W. 177 feet, S. 89-20 W. 100 feet, S. 61-00 W. 100 feet to a point in the center of said Creek; thence S 38-30 W. 200 feet; thence S. 54-40 W. 328.8 feet to a point in the center of said Creek; thence N. 5-57 E. 1649.6 feet to an iron pin on the Southwest edge of Pelham Road; thence along Pelham Road S. 84-03 E. 340.4 feet to an iron pin; thence continuing with Pelham Road S. 84-03 E. 95 feet to an iron pin; thence continuing with Pelham Road S. 86-48 E. 155 feet to the beginning corner and containing, according to said plat a total of 20 acres.

3. TO HAVE AND TO HOLD the above-described premises, including a 60,000 square foot building, unto the Tenant, its successors and assigns, for and during the term beginning August 1, 1972, and ending December 31, 1982.

4. Tenant shall pay to Landlord an annual rent of \$54,000.00, payable in equal monthly installments of \$4,500.00 in advance on or before the first day of each month, commencing August 1, 1972.

5. Tenant shall be responsible for and pay all ad valorem taxes on the real estate herein described and improvements thereon.

(Continued on next page)

For Conditional Assignment of Lease See Deed Book 961 Page 217