

Dec 22 9 22 AM '72

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

THIS LEASE AGREEMENT, Made and entered into this the 24th day of October, 1972, by and between WAYMAN A. SMITH and wife, LENA F. SMITH, of Greenville County, South Carolina, hereinafter referred to as LANDLORD, and GEO. T. WOOD & SON, INCORPORATED, a North Carolina corporation organized under the laws of the State of North Carolina, hereinafter referred to as TENANT;

W I T N E S S E T H :

That for and in consideration of the mutual promises, covenants and agreements hereinafter contained, the Landlord does hereby demise and lease unto the Tenant, and the Tenant does hereby take and lease from the Landlord, the following described premises located in Greenville County near Greenville, South Carolina, and more particularly described as follows:

ALL THAT piece, parcel or lot of land being situated on the northern side of Airport Road, county and state aforesaid, beginning at an iron pin at the joint front corner of property of the Landlord and the Airport Baptist Church and running with said Airport Road, South 60 deg. 17 min. West 100 feet to an iron pin; thence South 58 deg. 20 min. West 94 feet to an iron pin; thence North 26 deg. 45 min. West 231.1 feet to an iron pin; thence North 63 deg. 15 min. East 193.5 feet to an iron pin at the joint corner of Airport Baptist Church and of the Landlord; thence with the joint line of the Airport Baptist Church property and property of the Landlord, South 26 deg: 45 min. East 217.9 feet to the point of BEGINNING.

1. That the Landlord, at its sole cost and expense, agrees to erect and construct on the above described leased premises, a one-story clear-span metal Mitchell-type building measuring approximately 100 feet by 120 feet, and located therein to be an office space 30 feet by 60 feet, together with a "lean-to" attached to the right side of said building measuring 40 feet by 120; the clear-span area and lean-to area hereinafter referred to as "building"; said building to be heated, with sprinkler system installed, air conditioning (in office space only), plumbing and electrical systems. That the building shall have a fire wall between the clear-span area and "lean-to area", and that there shall be located between the lean-to area and the clear-span area through the fire wall a 10 foot by 10 foot metal roll-up door; the said clear-span area, lean-to area, the grounds (paved and grassed) are to be constructed according to plans and specifications which are to be agreed upon by Landlord and Tenant and are to be marked Exhibit "A" and approved by the Landlord and Tenant, all of which to be constructed at the sole cost and expense of Landlord and to be a turn-key job fully completed for occupancy by Tenant.

TO HAVE AND TO HOLD the said leased premises, together with the privileges and appurtenances thereto, unto the Tenant, its successors and assigns, for the term and upon the conditions hereinafter set forth:

1. The term of this lease shall be for a period of twelve (12) years commencing on the 1st day of March, 1973 and ending on the 28th day of February, 1985, however, it is specifically understood and agreed that the term of this lease shall not begin until the time

(Continued on next page)

For Lease Agreement entered to Columbia Nat'l Fire Insurance Company on 12/24/72