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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

1. THIS AGREEMENT OF LEASE made and entered into this 2nd day of January, 1973, by and between OAKS REALTY CORPORATION, a South Carolina corporation with its principal place of business in Greenville, South Carolina, hereinafter called "Landlord"; and CARTER & CRAWLEY, 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:

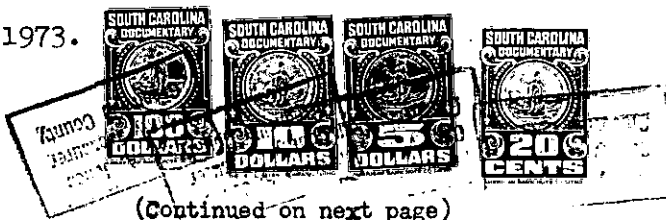
2. That in consideration of the covenants and agreements herein contained, the Landlord hereby demises and leases unto Tenant, its successors and assigns, the following described property:

ALL that certain piece, parcel or tract of land situate, lying and being in Greenville County, South Carolina, on the Southerly side of Thousand Oaks Boulevard, containing 5.6 acres, more or less, and being shown as Tract No. 1 on plat entitled "Thousand Oaks Industrial Park" by Piedmont Engineers & Architects, dated June 9, 1972, and recorded in the Office of the R.M.C. for Greenville County in Plat Book 4Q at Page 30, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the Southerly edge of Thousand Oaks Boulevard, which point is S. 89-27 E. 325.6 feet from the Southeasterly intersection of Miller Road and Thousand Oaks Boulevard, and running thence along Thousand Oaks Boulevard, S. 89-27 E. 589.3 feet to a point; thence S. 0-33 W. 341.6 feet to a point; thence S. 71-50 W. 475.05 feet to a point; thence North 38-38 W. 225.2 feet to a point; thence N. 1-04 E. 319.5 feet to a point on the Southerly side of Thousand Oaks Boulevard, the point of BEGINNING.

3. TO HAVE AND TO HOLD the above-described premises unto the said Tenant, its successors and assigns, for and during the term beginning February 1, 1973, and ending January 31, 1993.

4. Tenant shall pay to Landlord an annual rent of \$14,400.00, payable in equal monthly installments of \$1,200.00 in advance on or before the first day of each month commencing February 1, 1973.



(Continued on next page)