

LEASE

Lease, dated as of the 23rd day of July, 1973 between ROMNUF CORPORATION (Lessor), a Delaware corporation, having an office c/o Lehman Special Services, Inc., 1 William Street, New York, New York 10004 and MUNFORD, INC. (herein, together with any corporation succeeding thereto by consolidation, merger or acquisition of its assets substantially as an entirety, called Lessee), a Georgia corporation, having its principal office at 68 Brookwood Drive, N.E., Atlanta, Georgia 30309.

ARTICLE I

1. Leased Properties; Title and Condition; Term. Upon and subject to the terms and conditions hereinafter set forth, Lessor leases to Lessee and Lessee rents from Lessor the parcels of land more particularly described in Schedule A, all buildings, structures and other improvements presently or hereafter situated thereon and all building equipment and fixtures located thereon, together with all easements, rights and appurtenances relating thereto (herein collectively called the Leased Properties and individually, a Leased Property), subject, however to (a) the rights of any parties in possession thereof and the existing state of the title thereof as of July 31, 1973 (the Commencement Date), (b) any facts which an accurate survey or physical inspection thereof might show, (c) all Legal Requirements (as defined in Article II) and (d) the matters set forth in Schedule A; to have and to hold for (i) an interim term (the Interim Term) commencing on the Commencement and ending on December 31, 1973, (ii) a fixed term of twenty years (the Fixed Term) commencing on January 1, 1974 and continuing to and including December 31, 1993 and (iii) the extended terms provided for in Article XXII, unless this Lease is sooner terminated as hereinafter provided.

(CONTINUED ON NEXT PAGE)