

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
GREENVILLE CO. S. C.

JUL 9 11 26 AM 1974
LEASE AGREEMENT

Vol 1002 Page 589

DONNIE S. PARKERSLEY
R.M.C.

For True Consideration See Affidavit

Book 39 Page 238

1. THIS AGREEMENT OF LEASE, made and entered into this 1st day of July, 1974, by and between F. H. GILLESPIE, herein after 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 certain piece, parcel or tract of land situate, lying and being on the southwesterly side of Pelham Road (State Road No. 492) in Butler Township, County of Greenville, State of South Carolina, containing 20 acres, as shown on plat entitled "Property of F. H. Gillespie," prepared by C.O. Riddle, November 14, 1972, and recorded in the Office of the R.M.C. for Greenville County in Plat Book 4T, at Page 38, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southwesterly side of Pelham Road, which pin is located 621.5 feet in a southeasterly direction from the Greenville County Sewer Authority Access Road and running thence S. 5-57 W. 1649.6 feet to the center line of Rocky Creek; thence with the center of Rocky Creek as the line, the following courses and distances: N. 54-40 E. 328.8 feet; N. 38-30 E. 200 feet; N. 61-00 E. 100 feet; N. 89-20 E. 100 feet; S. 67-45 E. 177 feet; thence leaving the center line of Rocky Creek and running N. 0-31 W. 904.8 feet to an iron pin; thence N. 3-41 E. 353.6 feet to an iron pin on the southwesterly side of Pelham Road; thence with the southwesterly side of Pelham Road N. 86-48 W. 155 feet to an iron pin; thence continuing with the southwesterly side of Pelham Road N. 84-03 W. 435.4 feet to an iron pin, the point of Beginning.

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 July 1, 1974, and ending June 30, 1989.

4. Tenant shall pay to Landlord an annual rent of \$70,000.00, payable in equal monthly installments of \$ 5,833.33 in advance on or before the first day of each month, commencing July 1, 1974.

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

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