

free of liens and encumbrances except for a first mortgage now owed on the premises and except a refinancing of said mortgage which is expressly agreed to by Tenant.

10. Landlord shall put Tenant in possession of the demised premises and covenants and agrees that during the continuance of this Lease, Tenant shall have quiet possession and enjoyment of the premises.

11. This agreement shall be binding upon the parties hereto, their successors and assigns. This lease supercedes that certain lease between the parties dated June 15, 1972 recorded in the Office of the R.M.C. for Greenville County in Deed Book 959, Page 169.

12. This Lease shall not be assigned or the premises sublet without the consent in writing first obtained from the Landlord, which shall not be unreasonably withheld.

IN WITNESS WHEREOF, the parties hereto have caused this Lease Agreement to be executed the day and year first above written.

WITNESSES:

Elizabeth B. Wood

Sara A. Barfield

GANTT BUILDING INCORPORATED (SEAL)

By: John A. Muir
President

By: C. C. Kill
Assistant Secretary

(Landlord)

METAL FABRICATORS, INC. (SEAL)

Elizabeth B. Wood

Sara A. Barfield

By: John A. Muir
President

By: C. C. Kill
Secretary

(Tenant)

ASSIGNMENT

In order to secure loans from The Citizens and Southern National Bank of South Carolina on May 18, 1967, and January 14, 1974, in the respective original amounts of \$190,000.00 and \$70,000.00, the undersigned does hereby assign, transfer and set over the within lease unto The Citizens and Southern National Bank of South Carolina.

WITNESSES:

Elizabeth B. Wood

Sara A. Barfield

GANTT BUILDING INCORPORATED,

By: John A. Muir
President

By: C. C. Kill
Assistant Secretary

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