

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LEASE AGREEMENT

This Lease Agreement made and entered into this 1st day of December, 1973, by and between MACKSON, a partnership, hereinafter called Lessor, and DONNWOOD INDUSTRIES, Inc. a South Carolina corporation, hereinafter called Lessee.

For and in consideration of the covenants and agreements herein contained to be performed by the respective parties hereto, the Lessor does hereby lease, demise and grant and the Lessee does hereby accept the lease and grant of the real estate, together with improvements thereon, located in Travelers Rest, South Carolina, as more particularly described on Exhibit A attached hereto and made a part hereof.

To have and to hold the above described premises unto the said Lessee for a term of ten (10) years, beginning on December 1, 1973.

The terms, conditions and covenants of this lease are as follows:

1. Rental:

As consideration for this lease, Lessee agrees to pay to Lessor during the term of this lease an annual rental of Thirteen Thousand Eight Hundred (\$13,800.00) Dollars payable in twelve (12) equal installments on the first day of each month in advance of \$1,150.00. Lessee shall also pay promptly when due all charges for water, sewer, electricity, gas, fuel, lights, heat and power and other utilities supplied the demised premises or used by Lessee in connection therewith.

2. Uses:

Lessee agrees that the premises shall be used for a mechanical and electrical contracting business and allied business purposes and no other, without the prior consent of the Lessor.

3. Taxes:

Lessee agrees to pay promptly and before they become delinquent all taxes imposed upon or against the leased premises with the improvements thereon subject to taxes by lawful authority of the State of South Carolina or the County of Greenville or the City of Travelers Rest. The Lessee shall pay during the term of this lease all personal property taxes levied against the furnishings, fixtures and equipment installed upon the leased premises.

4. Insurance:

Lessee, at its expense, shall keep all buildings, improvements on, in, or appurtenant to the demised premises insured for the benefit of Lessor and Lessee

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