

Thence with the Milam property line N66-26W, 350 feet to an iron pin corner on E. W. King property;

Thence with the E. W. King property N24-48E, 516.9 feet to point of beginning, containing 5.0 acres.

All work which is performed must meet a standard which is to the complete satisfaction of Guy Braselton, President of The Prescon Corporation.

In consideration of Lessor constructing the above described manufacturing plant on the above described premises, Lessee hereby hires from Lessor said premises which will include a manufacturing plant with 26,000 square feet of usable area in the main warehouse, plus 2,000 square feet of office space, and space for parking twenty (20) cars, for a term of One Hundred Eighty (180) months, commencing on August 1, 1968, and ending July 31, 1983.

Paying therefor to the Lessor rental, which the Lessee covenants to pay in equal monthly payments in advance, on the first day of every month during said term, at the rate of One Thousand Four Hundred Thirty-three and No/100 (\$1,433.00) Dollars per month from August 1, 1968, to July 1, 1983.

This lease is granted and accepted upon the foregoing, and upon the following, covenants and conditions:

1. Utilities. Lessor agrees to provide, at its sole expense, water, electricity and gas service connections into the demised premises; but Lessee shall pay all utility connection charges, if any, and all charges incurred for any utility services used on the demised premises.

2. Possession. If the Lessor shall be unable to give possession of the demised premises on August 1, 1968, for any cause beyond the Lessor's control, this lease shall nevertheless continue in full force and effect, and the Lessor shall take, at its own expense, such steps as may be necessary to give the Lessee possession and shall notify the Lessee when the demised premises are ready for the Lessee's occupancy, and rent shall not accrue hereunder until the seventh day following receipt of such notice by the Lessee. If, for