

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

LEASE AGREEMENT

1. THIS AGREEMENT OF LEASE, made and entered into this 15th day of November, 1977, by and between OLD GROVE PARTNERSHIP, hereinafter called "Landlord", and METAL FABRICATORS, 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 in Greenville County, South Carolina, and Gantt Township, lying on the south side of Air Base Spur of the Southern Railway, near White Horse Road, and shown on plat entitled "Property of Gantt Building" prepared by Jones Engineering Services, January, 1970, as the easterly portion of said tract and more particularly described, according to said plat, as follows:

BEGINNING at an iron pin on the southerly edge of the right-of-way of the Southern Railway Spur and running thence S. 4-00 W. 40 feet to an iron pin; thence S. 54-50 W. 120 feet to an iron pin; thence S. 01-50 W. 293.6 feet to an iron pin; thence S. 29-33 E. 730 feet to an iron pin; thence N. 4-00 E. 969.1 feet to an iron pin on the southerly edge of the Southern Railway Spur; thence along the southerly edge of the right-of-way of the Southern Railway Spur N. 77-17 W. 328 feet.

Together with the right to use the 30-foot access road shown on said plat and as further described in that certain deed to Gantt Building Incorporated, recorded in the Office of the R.M.C. for Greenville County in Deed Book 818 at page 478.

3. TO HAVE AND TO HOLD the above-described premises unto the said Tenant, its successors and assigns, for and during the term beginning with the date hereof and ending December 31, 1992.

4. Tenant shall pay to Landlord an annual rent of \$45,600, payable in equal monthly installments of \$3,800, in advance on or before the first day of each month commencing December 1, 1977.

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