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LEASE

This Lease made and entered into as of the first day of April, 1978, by and between Greenville County, South Carolina (hereinafter referred to as the "County"), a body politic and corporate and a political subdivision of the State of South Carolina, and Lucas Industries Inc., a corporation duly organized and existing under the laws of the State of New York (hereinafter referred to as the "Tenant").

WITNESSETH:

WHEREAS, Title 4, Chapter 29, Code of Laws of South Carolina, 1976 (hereinafter referred to as the "Act"), empowers the several counties of the State of South Carolina to acquire, enlarge, improve and expand one or more Projects (as defined in the Act), to lease any or all of their Projects in furtherance of the purposes of the Act, and to issue their revenue bonds secured by a pledge of the revenues derived from Projects to defray the cost of acquiring, enlarging, improving or expanding such Projects by construction and purchase; and

WHEREAS, as inducement for the Tenant to locate and remain in the County, the County has agreed to issue its revenue bonds for the purpose of defraying the cost of acquiring certain land and constructing and equipping an industrial facility thereon (hereinafter referred to as the "Project") and to lease the Project so acquired to the Tenant in accordance with the terms and conditions hereinafter set forth; and

WHEREAS, the County by due corporate action has authorized the issuance of One Million Dollars (\$1,000,000) aggregate principal amount of its First Mortgage Industrial Revenue Bonds, Series 1978 (Lucas Industries Inc., Project) (hereinafter referred to as the "Series 1978 Bonds"), pursuant to the Act in order to defray the costs of acquiring the Project to be located in the County and to enter into this Lease with the Tenant on the terms and conditions herein set forth.

NOW, THEREFORE, in consideration of the respective representations and agreements hereinafter contained, the County and the Tenant agree as follows (provided that in the performance of the agreement of the County herein contained, any obligation it may thereby incur for the payment of money shall not create a pecuniary liability or a charge upon its general credit or taxing powers but shall be a limited obligation of the County payable solely out of the proceeds derived by it from this Lease, the sale of the Bonds and any insurance proceeds, proceeds from released property and condemnation awards as provided herein and in the Act):

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