

GREENVILLE CO. S.C.

The State of South Carolina

This INDENTURE made and concluded at Greenville County, South Carolina
this 31 day of August nineteen hundred and 78
by and between Clifton L. Hawkins

hereinafter called the Lessor of the first part, and Carolina Fabrication of TR, Inc.
hereinafter called the Lessee of the second part,

WITNESSETH, That the said Lessor has granted and leased, and by these presents does grant and lease unto the said Lessee the premises herein described, to be used for

known as 9.69 acres of U.S. 276-derivation: Harold G. J. Moody, Deed 873 page 397
with all the appurtenances thereto belonging:

TO HAVE AND TO HOLD the said premises unto the said Lessee, its
~~Executors, Administrators, Successors, and Assigns~~, Successors, and Assigns, for the full term of Ten years

commencing on the 1st day of September, 1978 and ending on the
30th day of August, 1988

yielding and paying therefor at the rate of
One Thousand Two Hundred Eighty-Two and 05/100 (\$1,282.05) Dollars
per month

payable at the office of the Lessor

And the said Lessee, its ~~Executors, Administrators, Successors, and Assigns~~, Successors, and Assigns, for and in consideration of the above letter promises, do covenant and agree to pay to the said Lessor, his ~~Executors, Administrators, Successors, and Assigns~~, the

above stipulated rent, in the manner herein required. And it is further agreed that unless one month's notice, in writing, be given previous to the expiration of the period herein specified by the Lessor to the Lessee of Lessor's desire to have possession of the premises, or to change the condition of the Lease after the expiration, or the like notice to be given by the Lessee to the Lessor of Lessee's intention to vacate the premises after such expiration; then it is hereby agreed that this Lease will be considered as extending and binding in all of its provisions for month to month periods until such notice shall be given

after such expiration; and so continue from month to month

until such notice be given by either party previous to the expiration of such extended term. But the destruction of the premises by fire, or any other casualty, shall terminate this agreement. And it is mutually understood that the Lessee shall make no repairs at the expense of the Lessor; and any alterations or improvements desired by the Lessee at Lessee's own cost, must be done under the written sanction of the Lessor, and all such alterations or improvements shall be surrendered to the Lessor on the Lessee's removal. The Lessee shall make good all breakage of glass, and all other injuries done to the premises during Lessee's tenancy, excepting such as are produced by natural decay and unavoidable accident. And it is also agreed that the said Lessee shall not convey this Lease or under-let the premises without the written consent of the said Lessor.

AND it is further stipulated and understood by the parties to these presents, that if two month's rent shall at any time be in arrears and unpaid, the Lessor shall have the right to annul and terminate this Lease, and it shall be lawful for Lessor to re-enter and forthwith repossess all and singular the above granted and leased premises without hindrance or prejudice to Lessor's right to distrain for all rent unpaid at such period.

And, lastly, it is agreed, that should said Lessee assign, transfer, sell, remove, or in any manner dispose of the goods and chattels within the above leased premises, then the entire amount of rent that would accrue for the remainder of the term

shall be considered as due and payable, and the Lessor shall be vested with the same rights as though the entire leased term had expired; but payment for the same shall entitle said Lessee, Executors, Administrators, Successors, and Assigns, to all Lessee's rights of possession to transfer (as provided in this Lease) for the additional term. It is further agreed by and between the parties hereto that at the expiration of this Lease all rent due under this Lease or to become due must be paid up in full before any goods or chattels are removed from premises herein leased.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first above written.

IN THE PRESENCE OF

Diane L. Honaker
Kenneth E. Swell

[Signature] (L. S.)
CAROLINA FABRICATION OF TR INC. (L. S.)
by: [Signature] (L. S.)
Vice-President

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