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GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

LEASE VOL 103 PAGE 30

This Agreement made and entered into this 18th day of December, 1978, by and between HARRISON L. COLEMAN and CLARA L. COLEMAN, hereinafter referred to as "Lessor", and LORRAINE TOOL & DIE CORP., hereinafter referred to as "Lessee".

WITNESSETH:

For and in consideration of the payments made and to be made by the Lessee as hereinafter provided and of the covenants by said Lessee as hereinafter set forth, the Lessor does hereby lease and demise unto the Lessee, and the Lessee does hereby lease and take, that certain property known as 1.25 acres located on Donaldson Center, Greenville, South Carolina, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book UUU at page 199, a copy of which is attached hereto and made a part hereof.

TO HAVE AND TO HOLD unto the lessee for and during the term of Twelve (12) years, beginning on the 18 day of DECEMBER 1978, and ending on the 18 day of DECEMBER, 1990.

In consideration of the premises, the Lessee hereby covenants and agrees that it will pay unto the Lessor an annual rental of Fourteen Thousand and No/100 Dollars (\$14,000.00), payable Three Thousand Five Hundred and No/100 Dollars (\$3,500.00) quarterly, commencing on the 18 day of DECEMBER 1978, and continuing each three months thereafter for the term of this Lease, said rental to be paid in advance.

1. The Lessee shall pay all ad valorem real property taxes assessed against the premises, and the Lessee shall pay for all electricity, water, gas and other utilities used by it during the terms of this Lease.

2. The Lessee agrees to maintain the roof and outer walls of said building in the same condition as it is at the commencement of the term of this Lease, ordinary wear and tear

OFFICE OF THE  
STATE TAX COLLECTOR  
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