

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

DONNIE S. TANKERSLEY
R.M.C.
FILED
MAY 22 1979
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VEL 1193 PAGE 75
LEASE AGREEMENT

This lease agreement made and entered into by and between MODERN WAREHOUSES, INC., a corporation, hereinafter referred to as LESSOR, and ITCO, CORPORATION, a North Carolina corporation, hereinafter referred to as LESSEE.

PROPERTY DESCRIPTION: That in and for the consideration as hereinafter stated, the LESSOR does hereby lease and demise to the LESSEE the following described property, to wit:

That SSE and portion consisting of approximately 15,000 square feet of space of the Warehouse Building located at 202 Industrial Drive, Pleasantburg Industrial Park, Greenville, South Carolina, and further identified as being located on a portion of Lot 20, Block 3, Tax Map No. 258.

EFFECTIVE DATES: The terms of the Lease shall commence on May 1, 1979, and terminate MIDNIGHT, April 30, 1980.

CONSIDERATION: That in and for the above premises the LESSEE does hereby agree to pay the LESSOR the sum of SIXTEEN THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$16,200.00) per year, payable ONE THOUSAND THREE HUNDRED FIFTY AND NO/100 DOLLARS (\$1,350.00) per month in advance for the entire period of the lease and said payments are to be mailed to WM. GOLDSMITH COMPANY, INC., 611 N. Main Street, Greenville, South Carolina, 29602, on or before the 1st day of May, 1979, and on or before the 1st day of each month thereafter for the term of this lease.

MAINTENANCE: It is agreed between the parties that the LESSOR shall maintain the exterior roof and exterior walls, excluding windows, all doors, and exterior wall around loading doors and docks. The LESSEE shall maintain the building and such maintenance shall include windows, all doors, exterior walls around loading doors and docks, and all utility connections inside premises and all water and sewer lines. LESSEE shall also be responsible for the maintenance of all heating and other utilities used in the operation of LESSEE'S business and shall be responsible for maintaining or replacing such utility equipment located within said premises which were operating and

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
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