

# John Perkins Industries

INCORPORATED  
TEXTILE MACHINERY AND GENERAL MILL SUPPLIES  
P. O. BOX 8372, STATION A TEL. A.C. 893 272-4240  
GREENVILLE, SOUTH CAROLINA 29604  
TELEX 57-0477 CONFEDERAT GRV

O. S. C.

25 PM '81

WARSLEY



Aquí se habla Español

March 20, 1981

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GREENVILLE COUNTY  
STATE OF SOUTH CAROLINA

THIS AGREEMENT made and entered into this 20th day of March 1981, by and between John Perkins Industries, Inc., hereinafter called Lessor and Precision Woven Fiberglass Co., Inc., hereinafter called Lessee.

#### WITNESSETH:

1. Lessor does hereby rent and lease to the Lessee the following described property, hereinafter called the "Premises". These Premises are approximately 15,000 square feet of warehouse and office space located off Antioch Church Road in Greenville County and owned by John Perkins Industries, Inc., the Lessor. This office and warehouse space will be available to Lessee for a period of five years commencing the first day of April 1981, and continuing through the first day of April 1986.
2. The warehouse or manufacturing space will include the first three bays of the warehouse adjacent to the offices and include the joint use of the existing warehouse restroom facility and the adjacent warehouse office, time clock, and scale. The Lessor will erect a 8' wood partition running front wall to rear wall at the dividing point of the third bay. This 8' partition will further extend to the ceiling by tarp or suitable plastic sheet for the purpose of partition and retaining heat, cooling, humidity, noise, etc., and for privacy.
3. The agreed rent shall remain a constant \$20,000.00 per year for the entire 5 year agreement payable in equal monthly payments on the first working day of each month.
4. Lessee shall have the right and option to renew this lease for an additional (2) years under mutually agreed upon and fairly arrived conditions beneficial to both parties keeping in mind cost of living index and prevailing economic conditions.
5. The Lessor shall maintain in good repair, the roof, outer walls and foundations of the Premises, provided Lessor shall not be required to repair any damage arising from any act of the Lessee.
6. If Premises is destroyed by fire or act of God, the monthly rental will be abated until necessary repairs or replacements are made by Lessor.

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