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7. Any routine repairs in the area on the Premises that Lessee is using will be the responsibility of Lessee.

8. Any major repairs, such as work on the office heating and air conditioning unit is the responsibility of the Lessor. The heating in the warehouse, however, and any additions, subtractions, or modifications shall be the responsibility of the Lessee. Lessor is renting these as is.

9. The taxes and insurance on the building is the Lessor's responsibility. Insurance on contents and machinery in the Premises used by the Lessee is the responsibility of Lessee.

10. Lessee shall obtain insurance favoring Lessor for any property damage or liability for injury or loss caused by equipment operated by Lessee to Premises or people employed nearby by Lessor or other visitors in case of explosion or fire, etc.

11. It is agreed between the Lessor and Lessee that utilities such as water, lights, gas-propane bills will be fairly pro-rated based on Lessor's prior bills.

IN WITNESS WHEREOF, the parties have executed these presents in duplicate the day and year first written above.

JOHN PERKINS INDUSTRIES, INC.

Witness: Bobbie S. Weber BY: John Perkins (Seal)
Lessor

PRECISION WOVEN FIBERGLASS CO., INC.

Witness: [Signature] BY: Brian T. McSharry (Seal)
Lessee

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me Bobbie S. Weber and made oath that she saw the within named parties, Brian T. McSharry and John Perkins sign, seal and as his her their act and deed, deliver the within instrument, and that she with Ted Trout witnessed the execution thereof.

Bobbie S. Weber

Sworn to before me, this 20th day of March 1981.

Karen R. Eckford
Notary Public, S.C.

RECORDED APR 21 1981 2/6/81
at 2:25 P.M.

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