

FILED
 GREENVILLE
 STATE OF SOUTH CAROLINA)
 SEP 25 1983)
 COUNTY OF GREENVILLE) CONSTRUCTION AGREEMENT
 AND LEASE

THIS AGREEMENT, made as of this 7th day of September, 1983, by and between CORDIN CORPORATION, a Delaware corporation, having its principal office in Greenville, South Carolina (hereinafter referred to as "Landlord") and AMERICAN SAHM CORPORATION, a Delaware corporation, having its principal office in Greenville, South Carolina (hereinafter referred to as "Tenant"),

W I T N E S S E T H:

WHEREAS, the parties hereto wish to provide for the construction of an industrial building and associated improvements on that certain 5 acre tract of land owned by the Landlord, located at the southeastern corner of the intersection of Pelham Road and Commerce Drive in Greenville County, South Carolina and described as Lot 14 on the Survey by Enwright Associates, Inc. for Liberty Properties Group dated January 23, 1980; and

WHEREAS, the parties hereto desire that the building and improvements be constructed on the land according to the plans and specifications of Little & Associates, which have been approved by the parties hereto; and

WHEREAS, the parties wish to provide for the lease of the land, building and improvements by the Landlord to the Tenant;

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF COMMON PLEAS IN GREENVILLE COUNTY, SOUTH CAROLINA, ON SEPTEMBER 25, 1983.