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STATE OF SOUTH CAROLINA)
) L E A S E
COUNTY OF GREENVILLE)

FILED
GREENVILLE CO. S.C.
Nov 14 11 32 AM '83
DONNIE S. TANKERSLEY
R.M.C.

THIS INDENTURE OF LEASE, made at Greenville, South Carolina, this 1st day of November, 1983, by and between B & E Properties, A General Partnership, hereinafter referred to as "Lessor" and Battery & Electric Company, a South Carolina Corporation, hereinafter referred to as "Lessee,"

W I T N E S S E T H:

1. Premises. For the term, at the rent and otherwise upon the terms, provisions and conditions hereinafter contained, the Lessor does hereby let and lease unto the Lessee the premises located at Greenville, South Carolina, and described in Exhibit A attached hereto and made a part hereof, together with the structures and improvements thereon and all of the appurtenances thereunto belonging, all of which are hereinafter referred to collectively as the "leased premises."

2. Term. To have and to hold unto Lessee for a term of ten (10) years, commencing November 1, 1983, and ending September 30, 1993, unless sooner terminated.

3. Authorized Use. Lessee shall use the leased premises for any and all lawful purposes.

4. Rent. Lessee hereby covenants and agrees to pay to Lessor, or to such person as Lessor may hereinafter designate in writing, as rental for the leased premises for the term of this Lease,

NOV 14 1983 200
10:00 AM

RECORDED
GREENVILLE S.C.
NOV 14 1983

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