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LEASE

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THIS INDENTURE, made this 16 day of October,
19 63, between SHOPS, INC., a South Carolina corporation with its principal
office at 1-5 Toledo Street, Highway #276, Greenville, South Carolina,
(hereinafter called Lessor), and WESTINGHOUSE ELECTRIC CORPORATION, a Pennsylvania
corporation with its principal office at 3 Gateway Center, Pittsburgh, Pennsylvania
(hereinafter called Lessee),

WITNESSETH:



That for and in consideration of the payment by Lessee of the rent
hereinafter reserved and the performance by Lessee of the covenants and agreements
hereinafter agreed to be performed by it, and in accordance with all of the provi-
sions hereinafter set forth, Lessor does hereby let and demise unto Lessee and
Lessee does hereby take and hire from Lessor, the following described real property
(hereinafter referred to as the leased premises):

THAT certain parcel of land lying at the corner of Lowndes
Hill Road and the connector to Woods Lake Road directly
South of the Ryder Truck garage and having the approximate
metes and bounds as shown on the attached plot plan CS-2,
identified as Exhibit A; together with a one-story warehouse
and office building containing 10,500 square feet of floor
area in accordance with final drawings and specifications
identified as Project No. 1682, approved as noted by Lessee

(CONTINUED ON NEXT PAGE)