

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLIE DEBSWORTH
R.M.C.

LEASE AGREEMENT

1. THIS AGREEMENT OF LEASE made and entered into this 1st day of April, 1971, by and between F. H. GILLESPIE, hereinafter called "Landlord", and DAVIS MECHANICAL CONTRACTORS, INC., a South Carolina corporation with its principal place of business in Greenville, South Carolina, hereinafter called "Tenant".

W I T N E S S E T H :

2. That in consideration of the covenants and agreements herein contained, the Landlord hereby demises and leases unto Tenant, its successors and assigns, the following described property:

ALL that lot of land with the buildings and improvements thereon situate on the southwest side of Pelham Road (also known as State Road No. 492) near the City of Greenville, in Greenville County, South Carolina, and having, according to survey made by C. O. Riddle, in October, 1964, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest edge of Pelham Road at the northwest corner of property now or formerly of DeCamp and runs thence along said DeCamp line S. 3-41 W. 353.6 feet to an iron pin; thence S. 0-31 E. 904.8 feet to a point in center of Rocky Creek; thence along the center of Rocky Creek as the line, the traverse lines being as follows: N. 67-45 W. 177 feet, S. 89-20 W. 100 feet, S. 61-00 W. 100 feet to a point in center of said Creek; thence N. 5-18 E. 1264.1 feet to an iron pin on the southwest edge of Pelham Road; thence along Pelham Road S. 84-03 E. 95 feet to an iron pin; thence still along Pelham Road S. 86-48 E. 155 feet to the beginning corner and containing, according to said plat, 8.13 acres.

3. TO HAVE AND TO HOLD the above-described premises unto the said Tenant, its successors and assigns, for and during the term beginning April 1, 1971, and ending December 31, 1982.

4. Tenant shall pay to Landlord an annual rental of \$24,000.00, payable in equal monthly installments of \$2,000.00

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For Agreement see Deed Book 911 Page 334