STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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THIS LEASE AGREEMENT made and entered into this 24th day of FEBRUARY , 1972, by and between U. G. CANTRELL, JR., hereinafter referred to as LESSOR, and DELTA ELECTRIC SUPPLY, INC., a South Carolina corporation, hereinafter referred to as LESSEE,

## W I T N E S E T H:

That the Lessor does hereby lease and demise unto the Lessee the real estate located at 2920 Laurens Road, in the City of Greenville, South Carolina, consisting of a lot of land and a building having an approximate area of 2,400 feet, including driveways, parking area, and other real estate owned by the Lessor surrounding such building, together with the improvements located thereon.

TO HAVE AND TO HOLD unto the said Lessee, its successors and assigns for a term of three (3) years from the date hereof. This lease is granted and accepted upon the foregoing and upon the following terms, conditions, covenants, and stipulations:

Lessee agrees to pay the Lessor during the term of this lease a rental of TWO HUNDRED, TWENTY FIVE and No/100 (\$225.00) DOLLARS per month, to be paid in advance on the first day of each calendar month.

II.

Lessee covenants and agrees as follows:

- A. To pay the Lessor the rental herein stipulated at the time and in the manner herein provided.
- To take good care of the leased premises and suffer no waste, and at the end or other expiration of the term of this lease, to deliver the leased premises in as good a state and condition as received by the Lessee.

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