



STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

L-E-A-S-E

This lease made and entered into by and between Roger P. Scovil of Greenville, South Carolina, hereinafter referred to as the "Lessor", and ~~Carolina Bearings Division of Tennessee Bearings Co.,~~ B & B Industries, Incorporated, a corporation, hereinafter referred to as the "Lessee",

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

That in and for the consideration hereinafter expressed, the Lessor does hereby let and lease unto the Lessee that certain building or buildings situate in the County of Greenville, State of South Carolina, on the Super Highway, and being the same heretofore occupied by Dan Tasse, Inc., for a period of five years, commencing on the 1st day of September, 1952 and expiring on the 31st day of August, 1957.

In consideration for said premises, the Lessee agrees to pay to the Lessor, as rent therefor, the sum of Fifteen Thousand Dollars (\$15,000.00), payable in monthly installments of Two Hundred and Fifty Dollars (\$250.00) each, said installments payable in advance on the 1st day of each consecutive month during said term.

The Lessee herein accepts said premises in their present condition with the exception that the Lessor is to fill in an excavation that now exists in the floor of the rear building to such extent as to cause the same to conform to the remainder of the floor adjacent thereto.

The Lessor will maintain the roof of said building in good condition, but shall not be responsible for damage occasioned by leakage in said roof until and unless the Lessee shall have first given to the Lessor written notice of the defective condition