

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LEASE AGREEMENT

FILED
GREENVILLE CO. S. C.
JAN 4 12 23 PM '77
DONNIE S. TANKERSLEY

THIS LEASE AGREEMENT, executed this 23rd day of December, 1976, by and between DENNON O. JONES, hereinafter referred to as "Lessor", and GREENVILLE STEEL COMPANY, A DIVISION OF CAROLINA STEEL CORPORATION, a North Carolina corporation having its principal office in Greensboro, North Carolina and duly authorized to transact business in the State of South Carolina, hereinafter referred to as "Lessee";

W I T N E S S E T H :

WHEREAS, the Lessor is the owner of a lot of land with improvements to be constructed thereon, which property is described hereinafter, and has agreed to lease the ground with improvements thereon to the Lessee herein on the terms and conditions stated hereinafter;

NOW, THEREFORE, in consideration of the mutual terms, conditions and covenants set forth herein, Lessor does hereby lease and demise unto the Lessee, for the term hereinafter specified, the following described realty, with improvements thereon, hereinafter sometimes called the "premises";

All that certain piece, parcel or lot of land with improvements thereon and to be constructed, located in the County of Greenville, State of South Carolina, situate, lying and being on the northwestern side of Edwards Road, and containing approximately 0.96 acres, and is more fully described on a plot plan attached hereto and referred to as Exhibit "A".

The parties hereto, for themselves, their representatives, successors and assigns, do hereby covenant and agree as follows:

TERM: The term of this Lease shall commence on the day that the premises described above are ready for occupancy by the Lessee,

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STATE OF SOUTH CAROLINA	
REVENUE TAX COMMISSION	
DOCUMENTARY	
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