

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

SHORT FORM LEASE

THIS SHORT FORM LEASE MADE AND ENTERED into by and between Ramseur Realty Company by the undersigned who constitute all the partners thereof (hereinafter referred to as "LANDLORD") and Ramseur Metal Fabricators, a Division of Marshall & Williams Company, a division of Bevis Industries, Inc., a Florida corporation (hereinafter referred to as "TENANT"),

W I T N E S S E T H ;

That the Landlord in consideration of the covenants of the Tenant does hereby lease and demise unto said Tenant and the Tenant hereby agrees to take and lease from the Landlord for the term hereinafter specified the following described premises:

All that certain portion of the building situate in the City and County of Greenville, State of South Carolina, near the northeastern corner of the intersection of Airport Road and the track of the C & WC Railroad Company as shown and designated on a plat of "V.D. Ramseur & Sons, Sheet-Metal Shop Area", dated May 21, 1970, which is recorded in the R.M.C. Office for Greenville County in Plat Book at Page , and containing, according to said plat, 19,030 square feet less the designated portion of the Canteen Area affording Tenant the net total portion of the building consisting of 18,858 square feet.

Said Lease to become effective on the fifteenth day of June, 1970 or on the date at such time Tenant is given possession of said premises, whichever event occurs first, and ending one year thereafter unless Tenant extends the term for an additional period or periods as provided for in the Lease Agreement entered into by Landlord and Tenant covering said premises on the day of June, 1970.

Said Lease contains renewal privileges for four additional terms of one year each upon the terms and conditions as set forth in said Lease.

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