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DONNIE S. TANKERSLEY  
R.M.C.

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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

LEASE AGREEMENT

(1) THIS AGREEMENT OF LEASE made and entered into this 30th day of November, 1973, by and between Skyline Development Corp., a South Carolina corporation with its principal place of business in Greenville, South Carolina, hereinafter called "Landlord", and Precision Specialties International, 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:

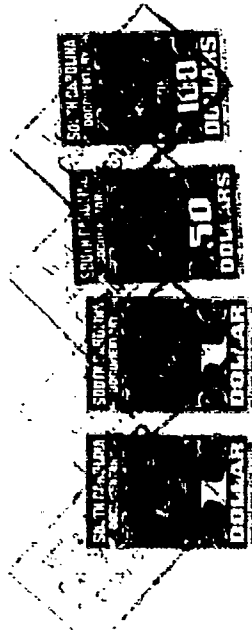
ALL that certain piece, parcel or tract of land with improvements thereon situate, lying and being near Interstate Highway #385 in the State and County aforesaid, on the northeasterly side of Congaree Road as shown on plat entitled Property of Skyline Development Corp. prepared by Tri-State Surveyors, October 30, 1973, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin in the center line of Congaree Road which iron pin is located N. 33-07 W. 352.2 feet from a nail and cap at the intersection of the center line of Congaree Road and Pate Drive and running thence along the center line of Congaree Road N. 33-07 W. 318. feet to an old nail; thence N. 87-28 E. 234.56 feet to an iron pin along the southwesterly edge of the right-of-way of Interstate Highway #385; thence running along the edge of said right-of-way S. 44-30 E. 204 feet to an iron pin; thence S. 57-12 W. 242.2 feet to an iron pin in the center line of Congaree Road, the point of beginning.

Being the same property conveyed to Mortgagor by deed dated October 15, 1973 and recorded in the Office of the R.M.C. for Greenville County in Deed Book 987 at Page 715.

(3) TO HAVE AND TO HOLD the above-described premises unto the said Tenant, its successors and assigns, for and during the term commencing December 1, 1973, and ending November 30, 1993.

(4) Tenant shall pay to Landlord an annual rental of \$19,000.00, payable in equal monthly installments of \$1,583.33 in arrears on or before the first day of each month, commencing January 1, 1974. Tenant shall pay all costs of operating the above premises, including, without limitation, all utilities, it being the intent of the parties that the foregoing rental be net to Landlord.



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