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STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

THIS AGREEMENT, entered into this 1st day of March, 1977, by and between James B. Harmon, hereinafter referred to as Lessor, and Rainbow Neon Sign Co., Inc., a Corporation, hereinafter referred to as Lessee:

W I T N E S S E T H :

That for and in consideration of the mutual covenants herein contained and the rental to be paid to the Lessor by the Lessee, it is agreed as follows:

1. That the Lessor does hereby rent, lease and demise unto the Lessee the real property hereinafter described hereto, marked Exhibit A, said property being outlined and shown as tract 1.

2. The term of this lease is for a period of fifteen (15) years commencing March 1, 1977, and terminating February 28, 1992.

3. The Lessee agrees to pay as rent during said period the sum of Fifteen Hundred and NO/100---- Dollars per month for each and every month, said rental being payable in advance on or before the 10th day of each month.

4. The Lessee warrants that it will save the Lessor harmless from any liability on account of payroll taxes, compensation insurance, necessary permits, and other expenses or claims of every character arising out of the construction of said building or buildings. It is further understood and agreed that Lessee will pay all bills of contractors, subcontractors, mechanics, laborers, materialmen, and other items of like character, and will indemnify Lessor against all legal costs and

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