

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

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LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into this 1st day of March, 1980, by and between BEDDINGFIELD REALTY, INC., a corporation having a place of business in Greenville County, South Carolina, hereinafter referred to as "Lessor", and ABC FIRE EXTINGUISHER SALES AND SERVICE, INC., a corporation having a place of business in Greenville County, South Carolina, hereinafter referred to as "Lessee";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the rentals, covenants and conditions hereinafter set forth, the Lessor and the Lessee hereby covenant and agree as follows:

1. Premises. The Lessor hereby leases to Lessee and the Lessee hereby takes and rents from the Lessor, upon the terms, conditions, covenants and provisions contained herein, the following described real estate:

ALL that certain piece, parcel or lot of land, together with all improvements thereon, located, lying and being in the County of Greenville, State of South Carolina, on the souther side of U. S Highway 29 and fronting 100 feet thereon and having a depth of 208.7 feet and being shown on the Greenville County Tax Block Book Sheets as P-15.5-2-1.

together with all appurtenances, rights, privileges and easements pertaining thereto (all collectively referred to herein as the "Premises"), and including all fixtures.

2. Term. To have and to hold the Premises unto the Lessee for and during a primary term of two years, beginning with

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