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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

LEASE AGREEMENT AND  
OPTION TO PURCHASE

THIS LEASE AGREEMENT made and entered into this 15th day of August, 1984, by and between George L. Muckenfuss, Chester A. Reece, and E. Roy Stone, Jr., as Lessors, and Durham Mechanical Contractors, Incorporated, as Lessee.

W I T N E S S E T H:

IN CONSIDERATION of the covenants and conditions hereinafter set forth and the payment of rental as hereinafter set forth, the parties agree as follows:

1. DEMISE. The Lessors do hereby lease, let, and demise unto the Lessee, the premises described as follows:

All that lot of land in the city of Greenville, county of Greenville, state of South Carolina, known as No. 2 Rutherford Road, with 145.1 feet frontage on Rutherford Street x 236.2 depth. Better described on Greenville County tax map 11, section 1, lot 5 (map 11-1-5) - 6 Rutherford Street and tax map 11, section 1, lot 6 (map 11-1-6) - 2 Rutherford Street.

TO HAVE AND TO HOLD the said premises, together with all improvements, appurtenances, rights, privileges, and easements thereto belonging or in any wise incident or appertaining upon the terms and conditions hereinafter set forth.

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