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STATE OF SOUTH CAROLINA

LEASE

COUNTY OF GREENVILLE

This Indenture made at Greenville, S. C. this First day of OCTOBER, 1954, by and between D. H. SHER and CELLA R. SHER, LESSORS AND PRECISION MACHINE MORKS, INC., LESSEE,

WITNESSETH:

The Lessors have granted and leased, and by these presents do grant and lease unto the Lessee, that certain piece of property located at No. 1 Pierce Street in the County of Greenville, on which is located a concrete block building now occupied by the Lessee. Said property so leased being nearly surrounded by a wire fence showing the area so leased to the Lessee and is the property know used for the operation of the business known as Precision Machine Works, Inc.

of Two (2) Years, commencing on JANUARY 1st, 1955 and ending on DECEMBER 31st, 1956, at a rental of Two Hundred and Twenty-Five (\$225.00) Dollars per month, payable in advance on the first day of each and every month. It is agreed that the Lessee shall have the option at the end of said two year term of re-nowing this Lease for an additional Two (2) Years at the same rental and on the same conditions and stipulations as herein set out, upon the Lessee notifying the Lessors thirty (30) days before the expiration of this Lease of its intention to exercise its option to re-new this Lease for an additional two years.