

JUN 8 12 40 PM '72
OLLIE FARNSWORTH
R. M. C.

WYCHE, BURGESS, FREEMAN & PARKMAN, P.A.
P. O. BOX 19297

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

THIS AGREEMENT, made and entered into this 1st day of June, 1972, by and between BLUE RIDGE CORPORATION, a South Carolina corporation, hereinafter called the "Landlord", and GOWER MANUFACTURING COMPANY, a South Carolina corporation, hereinafter called the "Tenant".

W I T N E S S E T H:

(1) That the Landlord does hereby lease and demise unto the Tenant and the Tenant does hereby take and accept from the Landlord the following described property:

ALL that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, and known as Lots Nos. 2, 4 and 5 according to plat of Blue Ridge Corporation.

(2) TO HAVE AND TO HOLD Unto the Tenant, its successors and assigns, for and during the term of ten years from date, beginning on the first day of June, 1972, and ending on the 31st day of May, 1982.

(3) The Tenant, in consideration of the rental of said premises, agrees to pay to the Landlord, as rental, the sum of Three Thousand Dollars (\$3,000.00) each month payable in advance on or before the tenth day of each month.

(4) The Landlord agrees to keep in good repair the roof, outer walls and down spouts of said building. It is understood and agreed that the roof, outer walls and down spouts, upon the occupancy by Tenant under this lease, shall be considered sound and that the Landlord shall not be called upon to make any inspection of or repairs to said portions of the building and shall not pay any damages from leaks or the condition of the roof, outer walls and down spouts should any occur, except damages due to the Landlord's negligence after written notice from Tenant and a reasonable time to repair such portions of the building has expired.

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