

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

(1) THIS AGREEMENT OF LEASE, made and entered into as of this 1st day of March, 1974, by and between UNIVERSAL MANUFACTURING & SUPPLY COMPANY, INC., a South Carolina corporation with its principal place of business in Aiken, South Carolina, hereinafter called "Landlord", and UNIVERSAL SERVICES OF SOUTH CAROLINA, INC., a South Carolina corporation with its principal place of business in Greenville, South Carolina, hereinafter called "Tenant";

WITNESSETH:

(2) That in consideration of the covenants and agreements herein contained, the Landlord hereby demises and leases unto Tenant, its successors and assigns, the real property located in the State and County aforesaid, more particularly described on Exhibit A which is incorporated into and made a part hereof.

(3) To have and to hold the above described premises unto the said Tenant, its successors and assigns, for and during the term commencing March 1, 1974, and ending February 28, 1978.

(4) Tenant shall pay to Landlord an annual rental of Twenty Eight Thousand Three Hundred Twenty and No/100 (\$28,320.00) Dollars payable in equal monthly installments of Two Thousand Three Hundred Sixty and No/100 (\$2,360.00) Dollars in advance on or before the 1st day of each month, commencing March 1, 1974, provided, however, that in the event of an increase of taxes or insurance on said building and the land on which it is situated, Tenant agrees to increase the amount of rent in sufficient amount to cover the increase of taxes and insurance.

(5) Landlord shall be responsible for and pay all ad valorem taxes on the real estate herein described and improvements thereon.

(6) During the term of this lease, Landlord shall keep the building and improvements on the leased premises adequately insured against loss by fire or other casualty, and in the event of any loss as a result of which insurance proceeds are payable, Landlord shall use such proceeds forthwith to repair or replace the buildings or improvements damaged. In the event the demised premises are destroyed or damaged by fire or other casualty, the rent herein provided shall

