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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

LEASE

THIS INDENTURE OF LEASE, made at Greenville, South Carolina, the 6<sup>th</sup> day of July, 1978, by and between T. Walter Brashier, who, together with his heirs, executors, administrators, successors, and assigns, is hereinafter referred to as the "Lessor" and Fabritron Southeast, Inc., who together with his heirs, executors, administrators, and assigns, is hereinafter referred to as "Lessee,"

W I T N E S S E T H :

1. Property to be Leased. For the terms and conditions as hereinafter setforth, the Lessor does hereby lease to the Lessee the real property located at Pelham Park, Pelham Road and Highway 14, Greenville County, South Carolina and more particularly described by metes and bounds in Exhibit A attached hereto and made a part hereof by reference, together with the structures and improvements thereon or to be erected thereon and all of the appurtenances upon the property, all of which are hereinafter referred to collectively as the "leased premises."

2. Term. To have and to hold for a term of five (5) years, commencing on the first day of the first calendar month during which the premises is ready for occupancy by Lessee and ending on the fifth (5th) anniversary of said date, unless sooner terminated. In the event the premises are ready for occupancy on any day other than the first of a month, the rent shall be apportioned from such day until the beginning of the next calendar month.

3. Authorized Use. Lessee shall use the leased premises for purposes of light manufacturing and distribution of products and all other lawful purposes incidental thereto.

4. Rent. Lessee hereby covenants to pay to Lessor's agent T. Walter Brashier, as rental for the leased premises for the term of this lease the sum of Fifteen Thousand Five Hundred and 00/100 (\$ 15,500.00) Dollars per annum, payable in equal monthly installments

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