

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE WITH OPTION TO PURCHASE

This Agreement entered into this 28 day of September, 1978, by and between BANKERS TRUST, Trustee under the Will of Clyde L. Miller, Jack K. Wherry, Elizabeth F. Wherry, Suzanne W. Hanes, Spencer G. Hanes, Diane Slater Wherry, Charles Hardy Fair Wherry, John Knox Wherry, Jr., Nancy Crotchfield Wherry and Daniel Smith Wherry (hereinafter collectively referred to as "Lessor") and THERMO-KINETICS INDUSTRIES, INC. (hereinafter referred to as "Lessee").

W I T N E S S E T H:

The Lessor, in consideration of the rents, terms, covenants, and conditions hereinafter set forth to be paid and performed by Lessee, has granted, demised, leased and let, and by these presents does grant, demise, lease and let unto the said Lessee and the Lessee does hereby take and lease from the Lessor all that certain lot, piece or parcel of land together with all and singular the rights, members, hereditaments and appurtenances thereto and with all improvements thereon, situate in the County of Greenville, South Carolina, and more particularly described in Schedule A attached hereto, the Lessee, its successors and assigns, to have and to hold the said premises with their appurtenances, rights and improvements for and during the full term of twenty (20) months, commencing on the first day of June, 1978, upon the following terms and conditions:

1. Lessee shall pay a rent to the landlord at the rate of One Thousand (\$1,000) Dollars per month, payable in advance upon the first day of each month of the lease term. Lessor acknowledges the receipt of Five Thousand (\$5,000) Dollars, paid by Lessee to Lessor upon the execution of this Lease, as rent for the months of June, July, August, September

OFFICE OF THE CLERK OF THE COURT
DOCUMENTARY TAX
\$06.00
P.B. 11218

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