

GREENVILLE CO. S.C.  
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TERMS STAMPING CO.  
P.L.C.

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LEASE AGREEMENT

PROFIT SHARING PLAN & TRUST OF  
CAROLINA PLATING & STAMPING CO., INC. AND  
CAROLINA PLATING CO., INC.

PO BOX 1387

GREENVILLE, SOUTH CAROLINA 29602

PROFIT SHARING PLAN & TRUST OF CAROLINA PLATING & STAMPING  
COMPANY, hereby agrees to lease to CAROLINA PLATING CO., INC.,  
(also known as ROLL DIVISION), the property and building  
located at 4412 White Horse Road, Greenville, South Carolina,  
subject to the terms set forth below.

LEASE PAYMENTS: \$1,630.00 PER MONTH

TERMS AND CONDITIONS:

CAROLINA PLATING COMPANY, INC., will be liable for the  
following:

- 1) Property taxes
- 2) All insurance including full coverage fire insurance to  
replace building
- 3) Repairs and maintenance of land and building to where  
it will be maintained in first class condition.

This lease is calculated on the basis of 10% annual rental  
on manufacturing spaces and 3% on office building. Future  
investments by the Trust, if any, will be financed the same as  
the above schedule.

As of September 1, 1973, the total investment of land,  
buildings, plus electrical wiring and overhead bridge crane  
in Plant II addition, amounts to \$206,137.26.

This lease will expire on December 31, 1982.

During the course of this lease, Carolina Plating  
Company, Inc., will have the option to purchase the property  
described in this lease at an appraised value. If the  
Trust should decide to sell the property, Carolina Plating  
Company, Inc. will have 90 days to accept or decline to purchase.  
After 90 days from original date of offer by the Trust,  
the Trust will be free to sell the property to other purchasers.

OFFICE OF THE  
STATE TAX  
FEB 11 1977  
10.00

OFFICE OF THE  
STATE TAX  
FEB 11 1977  
22.00

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