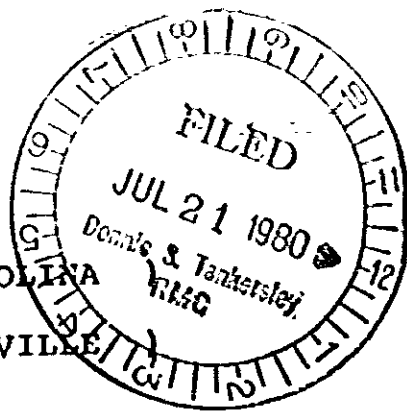


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



1129-502

LEASE AGREEMENT
AND OPTION

THIS INDENTURE OF LEASE AND OPTION, made and entered into this 10th day of July, 1980, and executed in duplicate, by and between Cecil L. Hawkins of Greenville County, South Carolina (hereinafter referred to as "Lessor") and Southwark Metalcraft Corporation, a South Carolina corporation, having a place of business in Greenville County, South Carolina (hereinafter referred to as "Lessee"),

W I T N E S S E T H :

In consideration of the rentals, covenants and conditions hereinafter set forth, and intending to be legally bound thereby, Lessor and Lessee do hereby covenant and agree as follows:

1. Lease of Premises: The Lessor does hereby lease and demise to the Lessee, and the Lessee does hereby take and hire from the Lessor, upon and subject to the terms, conditions, covenants and provisions hereinafter set forth, all that certain piece, parcel or lot of land, containing 1.72 acres, more or less, situated, lying and being on the eastern side of South Carolina Highway No. 20 (formerly U. S. Highway 29), and being near U. S. Interstate Highway 85, near the City of Greenville, in Greenville County, South Carolina, together with the buildings containing approximately 26,936 square feet, and all other improvements thereon, and being more particularly described on Exhibit A attached hereto, and outlined in red on Exhibit B attached hereto, both of which are made a part hereof, all being sometimes hereinafter referred to as the "demised premises."

2. Term: TO HAVE AND TO HOLD the demised premises and improvements thereon for and during a primary term of three (3) years, beginning with the commencement date hereinbelow set forth.

3. Commencement Date: The term of this lease shall commence on the 10th day of July, 1980. In connection herewith,

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