



1129-910

FIRST AMENDMENT TO LEASE AGREEMENT AND OPTION

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

This First Amendment to Indenture of Lease and Option made and entered into this 9th day of June, 1983, 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").

Lessor and Lessee are parties to that certain Lease Agreement and Option (hereinafter called the "Lease") dated July 19, 1980, and recorded July 21, 1980 in Book 1129, page 562 of the Office of the Recorder of Deeds of Greenville County, South Carolina pursuant to which Lessor has been leasing to Lessee that certain "demised premises" (as such quoted term is defined in the Lease). The term of the Lease shall be expiring on July 9, 1983, and it is the intention of the parties hereto to extend the term of the Lease and all of the rights and obligations contained therein, including without limitation the option to purchase contained therein. The parties are entering into this First Amendment to Lease Agreement and Option in order to set forth their entire understanding with respect to the subject matter hereof.

Now, Therefore, in consideration of the rentals, covenants, conditions, and mutual promises hereinafter set forth, and intending to be legally bound hereby, Lessor and Lessee do hereby covenant and agree as follows:

1. Extension of Term.

Section 2 of the Lease shall be and hereby is amended to read in its entirety as follows:

2.7 Term: TO HAVE AND TO HOLD the demised premises and improvements thereon for and during a primary term of five (5) years, beginning with the commencement date hereinbelow set forth and ending July 9, 1985.

2. To the extent not inconsistent herewith or modified hereby, the provisions of the Lease, including without limitation the rental and option provisions contained therein, shall remain in full force and effect and are hereby incorporated by reference and made a part hereof.

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