

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

1197-637

THIS LEASE AGREEMENT ("Lease") made and entered into this 30th day of September, 1983, by and between LGL INVESTMENTS, a South Carolina General Partnership, hereinafter referred to as "Lessor," and SPECIALTY SHEARING, INC., hereinafter referred to as "Lessee."

W I T N E S S E T H :

1. Premises. In consideration of the rent to be paid, of the mutual covenants and agreements herein contained, and of other good and valuable consideration, the receipt of which is hereby acknowledged by the parties hereto, Lessor hereby demises and rents unto the Lessee, and the Lessee hereby rents and hires from the Lessor, the property described on Exhibit A attached hereto.

2. Term. To have and to hold the said premises for and during a term of seven (7) years, six (6) months, to commence on the date hereof.

3. Rental. (a) The Lessee covenants and agrees to pay as Rental for the demised premises during the first year of the term hereof the annual sum of Forty Thousand and NO/100 Dollars (\$40,000.00), which annual rental shall be payable in advance in equal monthly installments of Three Thousand Three Hundred Thirty-Three and 33/100 Dollars (\$3,333.33), on the first (1st) day of each month during the first year of the term hereof, commencing October 1, 1983, the rent for any fraction of a month to be a prorata portion of such amount.

(b) The Lessee covenants and agrees to pay as Rental for the demised premises during the second year, and each succeeding year, of the term an annual sum equal to one hundred fifteen (115%) percent of the immediately prior year's rental.

(c) If the Lessor shall at any time during the term hereof make any additions to the premises, the Rental hereunder