

11. The LESSEE agrees to surrender the premises to the LESSORS at the expiration of this lease or upon lawful termination thereof.

12. The LESSEE may not, without the LESSORS' written consent, assign this lease in part or in whole. The LESSORS shall not withhold consent except for good cause shown.

13. It is mutually agreed that should any dispute or disagreement arise as to the interpretation of any term, condition or provision of this lease, such dispute and disagreement shall be settled by arbitration, one arbitrator being selected by the LESSORS and one by the LESSEE. In the event the two arbitrators so selected shall fail to agree, they shall appoint a third arbitrator, and the decision of any two of said arbitrators shall be final and binding upon both of the parties to this agreement.

14. For and in consideration of this lease, Air Control Products, Inc., 3601 NW 54th Street, Miami, Florida, hereinafter referred to as the Guarantor, does hereby execute this lease for the purpose of guaranteeing payment of the rent. Should the LESSEE fail to pay its monthly rental and such failure continue for a period of ten (10) days, then upon ten (10) days' written notice to the Guarantor, it shall immediately remit to the LESSORS the rental in arrears.

IN WITNESS WHEREOF, the parties hereto have affixed their hands and seals this 18th day of November, 1958.

Witnesses:

E. J. Stock
Charles B. Wood

AIR CONTROL PRODUCTS, INC.

By: John J. [Signature]
Executive V. President

Attest: [Signature]
Secretary

(Corporate seal)

Witnesses:

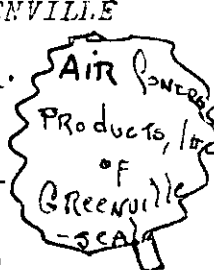
E. J. Stock
Charles B. Wood

AIR CONTROL PRODUCTS, INC. OF GREENVILLE

By: John J. [Signature]
V. President

Attest: [Signature]
Secretary

(Corporate seal)



Witnesses:

Lyn Bond Jr.
Ann P. Armstrong

C. T. Brown (SEAL)
C. T. Brown

Gaynell H. Brown (SEAL)
Gaynell H. Brown

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