

STATE OF SOUTH CAROLINA )  
                                  )  
COUNTY OF GREENVILLE )

LEASE OF REAL ESTATE

LEASE AGREEMENT made as of the 1st day of May, 1968, by and between Click and Co., Inc., hereinafter referred to as the Lessor, and Piedmont Industrial Corp., hereinafter referred to as the Lessee.

WITNESSETH:

That for and in consideration of the rents provided herein, and the agreements and mutual covenants hereinafter contained, it is agreed as follows:

1. The Lessor does hereby grant, bargain and lease to the Lessee, and the Lessee does hereby accept from the Lessor, the real property located on Old Cedar Lane Road near the City of Greenville, South Carolina, hereinafter referred to as the leased property, which was being used by the Lessor in its business and which is more particularly described in Schedule A attached hereto and made a part hereof.

2. The term of this lease shall be five (5) years, commencing on May 1, 1968, and ending on April 30, 1973, both dates inclusive, unless sooner terminated as herein provided.

3. The Lessee hereby agrees to pay to the Lessor for the use of said leased property, the sum of fifty (\$50.00) dollars per week.

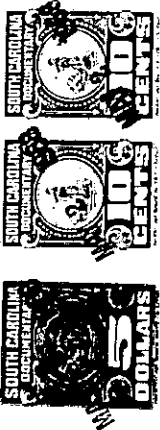
4. The Lessee covenants that:

(a) The Lessee shall not at any time use or permit the use of the premises for any purpose that is unlawful; and the Lessee will not do or permit to be done anything which might render void or voidable any policy of insurance on the premises against loss by fire or other casualty, or which might result in any increase or extra premium payable for such insurance.

(b) The Lessee shall keep the premises in a good state of repair, and will surrender possession of the premises in as good a state of repair as at the present time, reasonable wear and tear excepted.

(c) The Lessee shall, at its own expense, pay for all electricity, heat, water, gas or other utilities of any sort for any purpose.

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(1)



*for Agreement to C. U. Click Reo Deal Revok 843 Page 313*