

1st day of each and every month in advance, for twelve (12) months beginning the 1st day of January, 1970, and ending the 31st day of December 1970.

The Lessee further agrees that all utility bills shall be the sole responsibility of the Lessee.

It is expressly understood that the Lessee shall have an option to renew this Lease, for Two Hundred Dollars (\$200.00) per month, for a period of five (5) years beginning the 1st day of January 1972.

III.

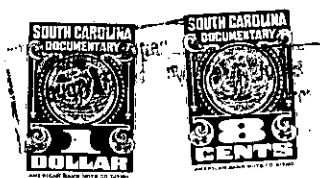
The Lessor agrees that the maintenance of the roof shall be the sole responsibility of the Lessor except where the damage is due to the negligence of the Lessee or one of his agents. The Lessor further agrees that he will maintain all expenses for property taxes and fire insurance on this property for and during the term of this Lease. If for any reason the insurance rates are increased due to some action of the Lessee, the Lessee agrees to pay such increase.

IV.

It is expressly understood and agreed by the parties hereto that the premises shall not be sublet or this lease assigned to any corporation, person or persons without the written consent of the Lessor herein. It is further agreed by the parties hereto that the premises shall be used to operate Carolina Tool and Guage only, and shall be used for no other purpose with out the written consent of the Lessor herein.

V.

The Lessee hereby agrees to take the building, just as it stands, and to keep the premises in good repair and it is expressly understood and agreed that upon the termination of this lease the Lessee is to deliver the premises to the Lessor in as good repair as they were at the commencement of this Lease, reasonable wear and tear excepted.



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