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GREENVILLE CO. S. C.
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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

L E A S E

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This Agreement made and entered into this 13th
day of February, 1970, by and between R. V. Chandler,
Trustee, hereinafter referred to as "Lessor", and Castings, Inc.
hereinafter referred to as "Lessee",

WITNESSETH:

For and in consideration of the payments made
and to be made by the Lessee as hereinafter provided and of the
covenants by said Lessee as hereinafter set forth, the Lessor does
hereby lease and demise unto the Lessee, and the Lessee does hereby
lease and take, that certain property containing a 200.4 x 100.2
building known as Unit # 1, as shown on a plat of the property of
R. V. Chandler, Trustee, prepared by Terry T. Dill, dated December
16, 1969 and February 5, 1970, a copy of which is attached hereto
and made a part hereof. Said property is situate on Parkins Mill Road
in the County of Greenville, State of South Carolina.

TO HAVE AND TO HOLD unto the Lessee for and
during the term of Five (5) years, beginning February 1, 1970 and
ending January 31, 1975.

In consideration of the premises, the Lessee hereby
covenants and agrees that it will pay unto the Lessor an annual
rental of Ten Thousand and Eight Hundred and No/100ths (\$10,800.00)
Dollars, payable Nine Hundred and No/100ths (\$900.00) Dollars monthly
commencing on February 1, 1970 and continuing each month thereafter
for the term of this lease, said rental to be paid in advance, on or
before the 10th day of each calendar month.

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