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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE AGREEMENT

THIS AGREEMENT OF LEASE made and entered into this 19th day of September, 1974, by and between T.L. Ayers, Jr., and J.B. Stephens (collectively referred to hereinafter as Landlord), and Davis Electrical Constructors, Inc., a South Carolina corporation with its principal place of business in Greenville, South Carolina (hereinafter called Tenant).

W I T N E S S E T H :

That in consideration of the covenants and agreements herein contained, the Landlord hereby demises and leases unto Tenant, its successors and assigns, the following described property:

All that piece, parcel or lot of land, located, lying and being in the City of Greenville, State of South Carolina, at the intersection of North Main Street and Academy Street as shown on plat recorded in the RMC Office for Greenville County in Plat Book RRR at Page 161 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of the right-of-way of North Main Street at the corner of property now or formerly of Trinity Lutheran Church and running thence with said line N. 70-45 W. 210 feet to a stake; thence N. 17-47 E. 10 feet to a stake; thence S. 70-45 E. 10 feet to a stake; thence along the eastern edge of a twenty foot alley N. 17-47 E. 133.3 feet to a stake on the southern edge of a right-of-way of Academy Street Loop; thence S. 70-45 E. 203 feet to a stake on the western edge of the right-of-way of North Main Street; thence, with the western edge of the right-of-way of North Main Street S. 19-00 W. 143.15 feet to the point of beginning.

ALSO all the right, title and interest of the grantors herein, subject to the conditions and limitations thereon, in and to the following: (1) That certain twenty-foot alley on recorded plat referred to hereinabove which abuts on the western edge of the within described property; (2) That certain nine-foot alley which heretofore intersected with the above alley and heretofore extended from North Main Street to Towers Street as shown on plat entitled "Property of C.E. Daniel, Greenville, South Carolina" dated July 9, 1941. Said nine-foot alley is presently included in the right-of-way of Academy Street Loop. It is the intent of the grantors herein to hereby convey their right, title and interest in and to said nine-foot alley. The conditions and limitations on the above are more fully set forth in that certain deed from A. F. Day to Augustus W. Smith, H. T. Mills, Allen J. Graham, and W.S. Griffin as Trustees for the Young Mens Christian Association, dated May 1, 1924, and recorded in the RMC Office for Greenville County in Deed Book 99 at Page 63.

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