

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

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THIS LEASE AGREEMENT made and entered into this 31 day of January, 1975, by and between T. D. McMullan, as Trustee for the Profit Sharing Plan and Trust of Moon and Freeman Heating and Air Conditioning, Inc., dated March 31, 1969, hereinafter referred to as LESSOR, and Moon and Freeman Heating and Air Conditioning, Inc., a corporation having a place of business in Greenville County, South Carolina, hereinafter referred to as LESSEE.

W I T N E S S E T H :

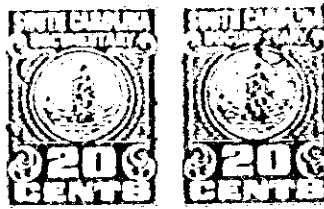
FOR AND IN CONSIDERATION of the rentals, covenants and conditions hereinafter set forth, the Lessor and the Lessee hereby covenant and agree as follows:

1. Premises. The Lessor hereby leases to Lessee and the Lessee hereby takes and rents from the Lessor, upon the terms, conditions, covenants and provisions contained herein, the following described real estate:

All those pieces, parcel or lots of land, together with all improvements thereon, located, lying and being in the County of Greenville, State of South Carolina, on the northeastern side of Cedar Lane Road, being a portion of Lots 4 and 5 as shown on plat entitled "Property of Knox L. Haynsworth, Trustee", prepared by Dalton & Neves, dated May, 1941, recorded in the RMC Office for Greenville County in Plat Book L at Page 177, and being further shown on plat entitled "Property of Moon and Freeman", dated December 13, 1971, prepared by Campbell and Clarkson Surveyors, Inc., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of Cedar Lane Road and running thence N. 30-00 E. 300 feet to a point; thence S. 58-30 E. 200 feet to a point; thence S. 34-00 W. 121.3 feet; thence N. 57-49 W. 124.1 feet to a point; thence S. 32-08 W. 180 feet to a point on the northeastern side of Cedar Lane Road; thence, along said road, N. 58-30 W. approximately 81.7 feet to the point and place of beginning.

together with all appurtenances, rights, privileges and easements pertaining thereto (all collectively referred to herein as the "Premises").



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