

State of South Carolina,

County of GREENVILLE

GREENVILLE S. C. 715 05 F 117
W. A. HILL & CO. S. C.
R.H.U.

UNITED MACHINE WORKS, INC., a corporation

lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto RED ARROW TOWBAR MANUFACTURING, INC., a

corporation,

lessee

for the following use, viz.: Office space and warehouse space, consisting of

7,500 sq. feet of warehouse space and 1,254 sq. feet of office space

which is more particularly described with reference to a floor plan of same, being the gray shaded areas on the attached Exhibit "A",

for the term of five (5) years, commencing on the 31st day of May, 1977,

with option to renew for an additional five (5) years at a price to be negotiated based upon the going rate for the same space in the area and the said lessee

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of

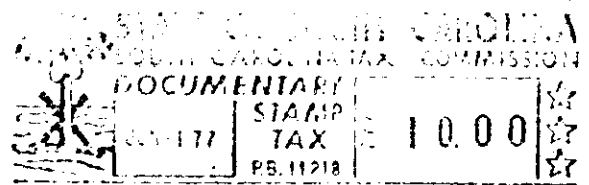
Five Hundred and NO/100 (\$500.00) Dollars

per month payable on the first day of each month

The lessee hereby agree to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.



its successors,

To Have and to Hold the said premises unto the said lessee executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above men-

tioned give to the other party two (2) months written notice previous to the time of the desired

termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or two (2) months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 31st day of May, 1977.

Witness:

Judy K. Oliver
Georgeanna Green
Peggy A. Sutorjell
Bill D. Neal

United Machine Works, Inc. (SEAL)
a corporation
BY: Michael H. Vanlin (SEAL)
President (SEAL)

Red Arrow Towbar Manufacturer (SEAL)
Inc. a corporation
BY: Linda D. Blockwell (SEAL)
Secretary-Treasurer

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