

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE

THIS AGREEMENT, made an entered into this 1st day of June, 1977, by and between BLUE RIDGE CORPORATION, a South Carolina corporation, hereinafter called the "Landlord", and METAL PRODUCTS CORPORATION, a South Carolina corporation, hereinafter called the "Tenant".

W I T N E S S E T H:

(1) That the Landlord does hereby lease and demise unto the Tenant and the Tenant does hereby take and accept from the Landlord the following described property:

(See Exhibit "A" attached hereto)

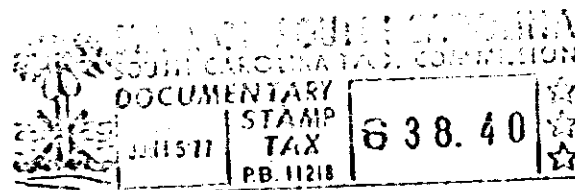
(2) TO HAVE AND TO HOLD unto the Tenant, its successors and assigns, for and during the term of twenty (20) years from date, beginning on the 1st day of June, 1977, and ending on the 31st day of May, 1997.

(3) The Tenant, in consideration of the rental of said premises, agrees to pay to the Landlord, as rental, the sum of Six Thousand Six Hundred and Seventy Dollars (\$6,670.00) each month payable in advance on or before the tenth day of each month.

(4) The Tenant agrees to keep in good repair the roof, outer walls and down spouts of said building. It is understood and agreed that the roof, outer walls and down spouts, upon the occupancy of Tenant under this lease, shall be considered sound and that the Landlord shall not be called upon to make inspection of or repairs to said portions of the building and shall not pay any damages from leaks or the condition of the roof, outer walls and down spouts should any occur.

(5) The Landlord shall not be called upon to make any repairs, improvements or alterations during the term of this lease, and the Tenant agrees to take the premises and buildings just as they stand.

(6) The Tenant agrees to make all repairs, improvements and alterations during the term of this lease at its own costs and expense.



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