

GREENVILLE CO. S

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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into by and between HUSKEY CONSTRUCTION CO., INC., a corporation organized and existing under the laws of the State of South Carolina, hereinafter referred to as Landlord, and INTERTRUCK CORPORATION, a corporation organized and existing under the laws of the State of South Carolina, hereinafter referred to as Tenant:

WITNESSETH:

That for and in consideration of the rent hereinafter reserved, the mutual covenants and agreements contained herein, it is agreed as follows:

1. Premises. The landlord does hereby grant, bargain, lease and demise unto the Tenant, and the Tenant does hereby lease, hire and accept the following described land and improvements thereon:

15,000 square feet located in a warehouse of approximately 50,000 square feet, situate, lying and being on Roper Mountain Road near Garlington Road in the County of Greenville, State of South Carolina; being more particularly described as a 15,000 square feet area of said warehouse separated by a common wall from the remaining warehouse area. [As specifically set forth hereinafter in Paragraph 3, the square footage area involved is subject to Tenant's option to lease only 10,000 square feet of said area, provided said option is properly exercised at the expiration of the first year of the initial three (3) year lease in accord with the lease provisions]

2. Term. TO HAVE AND TO HOLD the above described premises, together with entrances and passageways to said property for and during the term of three (3) years, commencing on the 29th day of August, 1978, and ending at midnight on October 1, 1981.

3. Rent. The Tenant hereby agrees to pay unto the Landlord during the aforesaid term of three (3) years, rental as follows:

During the first year: Twelve hundred and 00/100 (\$1,200.00) Dollars per month, commencing October 1, 1978, with payments on the first day of each succeeding month during the term of this Lease Agreement, with said first monthly payment expressly contingent

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