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IN WITNESS WHEREOF, the parties hereto have executed this Assignment of Leasehold Interest and Assumption of Lease Obligations as of the date and year first above written.

METAL FABRICATORS, INC.

Kathleen McElwaine  
Walter M. Grant

BY:

John A. Spier  
Assignor

MACHINE FABRICATORS OF  
GREENVILLE, INC.

Kathleen McElwaine  
Walter M. Grant

BY:

Henry Roll

Assignee

Old Grove Partnership, as Landlord under the Lease referred to above, hereby consents, pursuant to the provisions of Section 13 of such Lease, to the assignment by the Assignor of its leasehold interest to the Assignee as provided above. In consideration of the Assignee's agreement as provided above to assume and to discharge the obligations of the Assignor under the Lease arising after the date hereof, Old Grove Partnership hereby agrees that it will not declare a default under the Lease, accelerate the rental payments due thereunder, or terminate the Lease by reason of the Assignee's failure to make any payments of rent otherwise due under the Lease or to perform any of its other obligations as lessee under the Lease