

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
SEP 13 3 45 PM '82
JENNIFER HANCOCK
REC'D

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LEASE AGREEMENT

1. PARTIES. This Lease Agreement is made and entered into as of the 1st day of September, 1982, by and between W.L.D. PROPERTIES, INC., a corporation organized and existing under the laws of the State of South Carolina (herein referred to as "Lessor"), and SPECIALTY SHEARING, INC., a corporation organized and existing under the laws of the State of North Carolina (herein referred to as "Lessee").

2. PREMISES. Lessor hereby leases to Lessee and Lessee leases from Lessor, for the term and upon the terms and conditions hereinafter set forth, (a) the premises described in Exhibit A, together with any and all buildings and improvements thereon, and (b) the personal property described in Exhibit B, such real and personal property hereinafter collectively referred to as "the Leased Premises."

3. TERM. The term of this Lease shall commence as of September 1, 1982, and unless sooner terminated, shall cease on midnight of February 28, 1985.

4. RENTAL. Lessee shall pay annual rental during the term of this Lease in the amount of Forty Four Thousand and No/100 Dollars (\$44,000.00). This rental shall be paid in equal monthly installments of Three Thousand Six Hundred Sixty-Six and 67/100 Dollars (\$3,666.67) in advance on or before the 10th day of each calendar month during the term of this Lease with any fractional portion of a month to carry rent in a pro rata amount.

5. USE AND QUIET ENJOYMENT. The premises may be used by Lessee for any lawful purpose; provided, however, that such use shall not violate any permit or license with respect to the premises or constitute a public or private nuisance or waste. Lessor hereby covenants and agrees that if Lessee shall perform all of the covenants and agreements herein stipulated to be performed on Lessee's part including, but not limited to, the

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