LEASE - PAGE TWO:

- 8) In the event that one (1) month's rent shall at any time be in arrears and unpaid, the Lessor shall have the right or option to terminate this Lease.
- 9) In the event the Lessee shall fail to comply with the terms of this Lease, or shall abandon the above leased premises, the Lessor shall have the right to terminate this Lease and to re-lease said property to his best advantage, with the further right to hold the Lessee responsible for the difference in the new rent as liquidated damages.
- 10) The Lessor agrees to procure, pay for and keep in existence throughout the term of this Lease or any extension thereof adequate fire insurance.

IN WITNESS WHEREOF, the parties hereunco have set their hands and seals this 25TH day of FEBRUARY, 1982.

IN THE PRESENCE OF:

AS TO THE PAPTHERSHIP

431 PARTNERSHIP

BY: (due) P. EDWARD P. HOLDER, JR.

AND: EMIL A. PFISTER

PARTNERS

Suba C. Brewton

AS TO HOLDER ELECTRIC SUPPLY, INC.

HOLDER ELECTRIC SUPPLY, INC.

(LS)

BY: CEMIL A. PFISTER, PRESIDENT

AND: CLARY DE LA EDWARD P. HOLDER, JR.,

VICE PRESIDENT

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF GREENVILLE)

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named 431 PARTNERSHIP and HOLDER ELECTRIC SUPPLY, INC., sign, seal and as their act and deed deliver the within LEASE and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 25TH

day of FEBRUARY, 1982.

Notary Public for South Carolina My Commission Expires: 2-21-90

26000

MICONDED WAY 2 4 1982

at 12:00 P.M.