STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

LEASE AND AGREEMENT

THIS LEASE, made and entered into this _16th_ day of March, 1965, by and between Berry's Inc., a corporation with its principal office in Greenville, South Carolina, hereinafter called the "Lessor", party of the first part, and SPARTAN EQUIPMENT COMPANY, INC. OF SOUTH CAR-OLINA, a corporation with its principal office in Greenville, South Carolina, hereinafter called the "Lessee", party of the second part.

WITNESSETH:

That the Lessor, in consideration of the covenants and agreements hereinafter set out, hereby leases and demises to the Lessee the following described property:

> ALL that piece, parcel or tract of land situate on the western side of U. S. Highway No. 276 in the City of Greenville, County and State aforesaid designated as area "A" on a plat of property of the Lessor prepared by C. O. Riddle, Surveyor, dated February 1965, and having the following courses and distances:
>
> BEGINNING at an iron pin on the western side of U. S. Highway No. 276, at the joint front corner of said property and the property of Lena Tolbert, and running thence, with the western side of said Highway S. 24-56 E. 97.5 feet to an iron pin; thence, continuing along the western side of said Highway, S. 26-49 E. 50 feet, more or less to a point; thence along a straight line in a southwesterly direction 260 feet to an iron pin; thence N. 50-32 W. 129.7 feet to an iron pin; thence N. 44-27 E. 322.4 feet to the point of beginning.

1. The Lessor agrees with all reasonable dispatch to erect upon the demised premises a building and improvements comparable to those occupied and used by the Lessee near the town of Cayce, County of Lexington, State aforesaid. The Lessor will proceed immediately with such construction and, in the absence of delays beyond the control of the Lessor, the building and

BOUTON AND BRYSON
ATTORNEYS AT LAW
211 PETTIGRU STREET.
GREENVILLE, S. C.

SATISFIED AND CANCELLED