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BOOK 793 PAGE 01

LEASE OF REAL PROPERTY

THIS LEASE, dated the 1st day of March, 1966, between D.I.Y. PROPERTIES, INC., a Georgia corporation (the "Lessor"), and ATLANTIC COMPANY, a Georgia corporation (the "Lessee"),

WITNESSETH:

ARTICLE I

PREMISES AND TERM

The Lessor, in consideration of the following covenants and conditions, hereby leases to the Lessee, and the Lessee hereby takes and hires from the Lessor, all those lots, tracts and parcels of land described in Schedule A attached hereto, together with all the buildings and improvements thereon (said land, buildings and improvements being hereinafter called the "demised premises").

To HAVE AND TO HOLD the demised premises for a term (herein called the "Term") commencing on the date of this Lease and ending on March 1, 1986.

ARTICLE II

RENTAL PAYMENTS

§ 2.1. *Rent.* The Lessee covenants and agrees to pay to the Lessor, without deduction or offset, rent in the amount of \$29,717.25 on June 1, 1966 and thereafter on each subsequent September 1, December 1, March 1 and June 1 to and including March 1, 1986, a rental installment in the sum of \$17,754.75.

§ 2.2. *Payment.* All rents payable under this Lease, as well as all other amounts payable by Lessee to Lessor hereunder, shall be payable in coin or currency of the United States of America which at the time of payment shall be legal tender for the payment of public and private debts.

(CONTINUED ON NEXT PAGE)