

free of liens and encumbrances except for a first mortgage now owed on the premises and except a refinancing of said mortgage which is expressly agreed to by Tenant.

10. Landlord shall put Tenant in possession of the demised premises and covenants and agrees that during the continuance of this Lease, Tenant shall have quiet possession and enjoyment of the premises.

11. This agreement shall be binding upon the parties hereto, their successors and assigns.

12. This Lease shall not be assigned or the premises sublet without the consent in writing first obtained from the Landlord, which shall not be unreasonably withheld.

IN WITNESS WHEREOF, the parties hereto have caused this Lease Agreement to be executed the day and year first above written.

WITNESSES:

Janie Sickinger
Carolyn B. Bennett

GANTT BUILDING INCORPORATED (SEAL)

By: *John A. Muir*
President
By: *Walter W. Shous*
Secretary

(Landlord)

METAL FABRICATORS, INC. (SEAL)

Janie Sickinger
Carolyn B. Bennett

By: *John A. Muir*
President
By: *Ed C. Roll*
Secretary

(Tenant)

ASSIGNMENT

In order to secure loans from The Citizens and Southern National Bank of South Carolina on May 18, 1967, and June 15, 1972, in the respective original amounts of \$190,000.00 and \$25,000.00, the undersigned does hereby assign, transfer and set over the within lease unto The Citizens and Southern National Bank of South Carolina.

WITNESSES:

Janie Sickinger
Carolyn B. Bennett

GANTT BUILDING INCORPORATED

By: *John A. Muir*
President
By: *Walter W. Shous*
Secretary