

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE AND OPTION

THIS LEASE executed this 21st day of November, 1974, by and between DENNON O. JONES, hereinafter referred to as "Lessor", and LAWSON LIFT, INC., and DOUGLAS C. LAWSON, individually, hereinafter referred to as "Lessee":

WITNESSETH:

WHEREAS, the Lessor is the owner of a lot of land with improvements, which property is described hereinafter, and has agreed to lease the ground with improvements thereon to the Lessee herein on the terms and conditions stated hereinafter.

NOW, THEREFORE, in consideration of the mutual terms, conditions and covenants set forth herein, Lessor does hereby demise and lease unto the Lessee, for a period of ten (10) years, the following described realty, with improvements thereon, hereinafter sometimes called the "Premises":

All that piece, parcel or lot of land situate, lying and being on the southern side of Woodruff Industrial Lane and being known and designated as Lot 3 Woodruff Industrial Lane, and having the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Woodruff Industrial Lane and running thence S. 19-03 E. 345.8 feet to a point; thence running S. 52-50 W. 121.0 feet to a point; thence N. 20-06 W. 375.3 feet to a point on Woodruff Industrial Lane; thence continuing along the southern side of Woodruff Industrial Lane N. 69-30 E. 116.8 feet to the point of beginning.

The parties hereto, for themselves, and their representatives, successors and assigns, do hereby covenant and agree as follows:

RENT: Lessee does hereby agree to pay, and the Lessor does hereby agree to accept, the sum of One Thousand One Hundred (\$1,100.00) Dollars per month, payable in advance on the Fifteenth day of each and every month during the term of this Lease Agreement. It is agreed that the



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