

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

THIS INDENTURE OF LEASE, made at Greenville, South Carolina, this 15^r day of December, 1978, by and between T. WALTER BRASHIER, who, together with his heirs, executors, administrators, successors and assigns, is hereinafter referred to as "Lessor" and GENERAL WHOLESALE DISTRIBUTORS, INC., a corporation, which, together with its heirs, executors, administrators and assigns, is hereinafter referred to as "Lessee",

W I T N E S S E T H :

1. Premises. For the term, at the rent and otherwise upon the terms, provisions and conditions hereinafter contained, the Lessor does hereby let and lease unto the Lessee thirty thousand (30,000) square feet of the structure located at or near Pelham Road, in Pelham Industrial Park, Greenville, South Carolina, and described on Exhibit A attached hereto and made a part hereof, together with forty (40) parking spaces referred to in Exhibit B attached hereto, and all access to and appurtenances belonging to such structure and parking spaces, all of which are hereinafter referred to collectively as the "leased premises".

2. Term. To have and to hold unto Lessee for a term of fifteen (15) years, commencing on December 1, 1979, and ending on December 1, 1994. In the event the leased premises are completed and ready for occupancy on any day of any month other than the first day, the rent shall be apportioned from such day until the beginning of the next calendar month.

3. Authorized Use. Lessee shall use the leased premises for the purposes of office space, warehouse storage and the distribution of heating and air conditioning equipment, and all other lawful purposes incidental thereto, and for any other lawful business operations of Lessee.

4. Rent. Lessee hereby covenants and agrees to pay to Lessor, T. Walter Brashier at 850 Wade Hampton Boulevard, Greenville, South Carolina 29609, as rental for the leased premises for the term

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STATE OF SOUTH CAROLINA
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