

SOUTH CAROLINA)
GREENVILLE COUNTY)

140 640

SHORT FORM LEASE

FILED
CO. S. C.
JAN 13 1 26 PM '81
SOUTH CAROLINA
H. C. WATERSLEY

This Short Form Lease made and entered into this 8th day of January 1981, by and between Liberty Life Insurance Company, a South Carolina corporation, hereinafter called "Landlord," and The Mechanical Group of Reliance Electric Company, a Delaware corporation, hereinafter called "Tenant."

W I T N E S S E T H

That Landlord and Tenant have entered into a certain Indenture of Lease dated October 27, 1980, whereunder Landlord has leased to Tenant the following described premises:

All that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina on the northwestern side of Interstate Highway 85 and at the eastern end of Ponders Court (formerly Forklift Court) being shown and designated on a survey by Enwright and Associates dated July 15, 1980 revised October 2, 1980 made for Liberty Properties Group and having, according to said survey, the following metes and bounds, to-wit:

Beginning at a new nail and cap at the northern corner of the eastern end of Ponders Court and running thence with the northern side of said Court, N. 76-19 W. 6.74 feet to a new nail and cap; thence leaving the northern side of Ponders Court and running N. 13-15 E. 253.49 feet to a new iron pin in the line of property now or formerly of R. C. Roundtree; thence with the line of said property S. 77-02 E. 163.98 feet to an iron pin and N. 09-37 E. 139.67 feet to an iron pin; thence with the line of property now or formerly of J. E. Wilson, N. 52-02 E. 190.16 feet to an iron pin; thence S. 10-13 E. 331.85 feet to an iron pin; thence with the line of property now or formerly of L. M. Bagwell, S. 09-44 E. 60.19 feet to an iron pin; thence with the line of property now or formerly of Z. L. Collins, S. 9-41 E. 281.59 feet to an iron pin on the northwestern right of way of Interstate 85; thence with the northwestern right of way of said Interstate 85, S. 53-27 W. 323.55 feet to an iron pin; thence along the line of Lot 2 of Burress Park, N. 36-31 W. 425.04 feet to an iron pin in the southern corner of the eastern end of Ponders Court; thence along the eastern end of said Ponders Court, N. 13-41 E. 50 feet to a new nail and cap, the point of beginning.

Together with an office building and related improvements to be constructed upon said land.

The term of said Lease is for Ten (10) years commencing on August 1, 1981, and ending at midnight on July 31, 1991, and with option to Tenant to renew and extend the term of said Lease for two (2) consecutive five (5) year periods. Said Lease also provides the Tenant with options to purchase the described premises at any one of four (4) different dates.

140 640

RV-2