

with Return Receipt Requested with proper postage thereon to:

LANDLORD: THE C. F. SAUER COMPANY
Attn: Mr. W. Norwood Clemons
2000 West Broad Street
Richmond, Virginia 23220

TENANT: MR. GEORGE HARRIS
325 Laurens Street, South
Greenville, South Carolina 29601

In the event that Landlord, Tenant or any additional tenant desires to change the address or add one additional address to which the notices are to be sent a notice of such addition or alteration shall be mailed to the other respective party to address set forth above.

15. Anything expressed herein to the contrary notwithstanding it is expressly agreed and understood between the parties hereto that in the event Tenant at its expense makes any improvement or alterations to the premises that such improvements or alterations shall be made only pursuant to the written consent of Landlord which consent may be withheld, unless Tenant causes said improvements or alterations to be made in such a manner as will not result in the filing or possible filing of any Mechanic's Lien or other documents which may adversely effect Landlord's ownership interest in the leased premises.

16. This lease contains the complete expression of the agreement between the parties hereto and there are no promises, representations or inducements except such as are herein specifically provided. The terms of this lease shall not be modified except in a written execution by each party hereto. This lease agreement shall inure to the benefit of and be binding upon the parties hereto and the respective heirs, legal representatives, successors and assigns.

I N W I T N E S S W H E R E O F , the said THE C. F. SAUER COMPANY has caused this lease to be executed by its President and its corporate seal to be hereto affixed, duly attested by its Secretary, pursuant to due authority by its Board of Directors and the individual hereto has hereunto

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