



STATE OF SOUTH CAROLINA, Tankers  
COUNTY OF GREENVILLE SUBLEASE AGREEMENT

THIS SUBLEASE AGREEMENT made this 12th day of November 1982, by and between Greenfield Corporation, a South Carolina corporation, hereinafter referred to as "Greenfield", and Porches, Inc., a South Carolina corporation, hereinafter referred to "Porches".

WITNESSETH:

WHEREAS, Greenfield is a sublessee under a certain Sublease Agreement dated May 8, 1980, and recorded on June 18, 1980 in the RMC Office of Greenville County in Deed Book 1127, at Page 674, and

WHEREAS, said leased premises located on the northeast side of Laurens Road in Greenville County, South Carolina, and being more particularly described in said Sublease referred to hereinabove, and

WHEREAS, Greenfield desires to sublet the premises and Porches agrees to accept a Sublease thereof, including assumption of all obligations thereunder, now, therefore, it is mutually agreed as follows:

1. In consideration of the performance of all of the covenants of the original Lease and all subsequent Subleases (hereinafter referred to as the Lease) as evidenced by said Sublease, recorded in the RMC Office of Greenville County in Deed Book 1127, at Page 674, a copy of which is attached hereto and marked "Exhibit A", Greenfield Corporation does hereby Sublease to Porches and Porches does hereby Lease from Greenfield the premises described in the Lease.

2. To have and to hold the premises unto Porches, its successors and assigns for the balance of the term of the Lease.

3. In consideration of the within Sublease, Porches agrees to hold harmless and forever defend Greenfield against any and all claims, demands, actions or rights of actions of whatsoever nature arising under said Lease from the date of

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