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GREENVILLE CO. S.C.  
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DONNIE S. WALKERSLEY  
R.M.C.

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

THIS LEASE AGREEMENT, made and entered into this 1st day of January, 1984, for the mutual benefit of Carabo Capital, a General Partnership created under the laws of the State of South Carolina, which, together with its successors and assigns, is hereinafter referred to as "Landlord", and Carabo, Inc., a Corporation duly chartered under the laws of the State of South Carolina, with its principal place of business in Greenville, South Carolina, which, together with its successors and assigns is hereinafter referred to as "Tenant".

WITNESSETH :

For and in consideration of the rentals and agreements set forth herein, Landlord and Tenant do hereby covenant and agree as follows:

1. Premises. For the term, at the rent and otherwise upon the terms, provisions and conditions hereinafter contained, Landlord does hereby rent and lease unto Tenant and Tenant does hereby rent and lease from Landlord, that premise described on the attached Schedule "A" which is incorporated by reference herein, together with the structures and improvements thereon and all of the appurtenances thereunto belonging.

2. Term. To have and to hold unto Tenant for a term of Five (5) years, commencing on January 1, 1984 and ending on December 31, 1989 . Landlord shall have the option to renew said lease with Tenant for Five (5) additional Five (5) year periods, each such extended period to begin respectfully upon the expiration of the initial term. If Landlord excercises such renewal option, Tenant is thereby obligated to pay such rent and be bound by any other obligations specified in the body of the Lease Agreement. Landlord shall excercise such renewal option at any time by written notice to Tenant, not more than three hundred sixty (360) days nor less than one hundred eighty (180) days prior to the expiration of the initial term or the extended term of this Lease, as the case may be.

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