mail to. Howard Atkins 139 Lorraine Drive, Winston-Salem, N.C.

243 BK1754 P2185

This instrument was prepared by: Alvin A. Thomas, Attorney

NORTH CAROLINA)
)
FORSYTH COUNTY)

L E A S E

THIS CONTRACT made and entered into this the 28th day of August, 1992, by and between RONALD L. ATKINS, party of the first part, and A & C METAL PRODUCTS COMPANY, INC., party of the second part, both of Forsyth County, North Carolina;

W I T N E S S E T H:

THAT subject to the terms and conditions herein set out, said party of the first part does hereby let and lease unto said party of the second part, and said party of the second part does hereby accept as tenant of said party of the first part certain buildings together with the lands they are located on at the corner of Dacian Street and Waughtown Street, known as 700 Waughtown Street and 704 Waughtown Street, Winston-Salem, North Carolina, and more particularly described in Deed Book 1152 at Page 496 of and Deed Book 1152 at Page 210, of the Forsyth County, North Carolina, Registry.

The terms and conditions of this lease being as follows:

This lease shall begin as of the 1st day of September _____, 1992, and unless sooner terminated as herein provided, shall exist and continue for a period of five years from date with the privelege of renewing in additional five year increments provided the parties can agree on what the rental payments should be for the next five year period. The Lessee may exercise its option to renew by notifying the party of the first part of its intent thirty days prior to the expiration of any five year period.

The rental to be paid by said party for said premises during the term of this lease shall be payable monthly in advance on the first day of each calendar month as follows:

Rent on 700 Waughtown Street	$1,600.00
Rent on 704 Waughtown Street	1,200.00
TOTAL	$2,800.00

It is, however, agreed that if any monthly installment of rent as herein called for be and remain overdue and unpaid for 30 days, at any time during said default the party of the first part may at his option

terminate this lease and demand and receive possession of said premises.

The party of the second part agrees to accept said premises in their present condition and agrees during the term of this lease to make such repairs and renovations as may be necessary to maintain said premises in their present condition and suitable for use in the business of the party of the second part and agrees to surrender the premises at the termination of this lease in their present condition, ordinary wear and tear excepted.

In addition to the foregoing, the tenant shall be responsible for the payment of all utilities and hazard insurance on the premises in the amount of $_____, with the Lessor names as loss payee, as his interest may appear.

IN TESTIMONY WHEREOF, said party of the first part has hereunto set his hand and seal, and said corporate party of the second part has caused its President to execute same and the Secretary to affix the corporate seal, in duplicate originals, one which is retained by each of the parties, the day and year first above written.

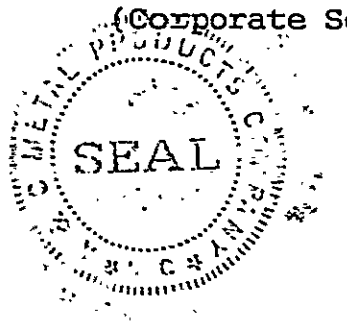
_____(SEAL)
Ronald L. Atkins, Lessor

A & C Metal Products Company, Inc.(SEAL)

By: _____
President

ATTEST:
Esther J. Atkins
Secretary

(Corporate Seal)



NORTH CAROLINA)
)
FORSYTH COUNTY)

I, Marilyn Ann E. Jarvis, a Notary Public of the County and State aforesaid, certify that Ronald L. Atkins personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official notary stamp or seal, this the 28th day of August, 1992.

Marilyn Ann E. Jarvis
Notary Public

My Commission Expires:
9-1-96

Official Seal
North Carolina - Forsyth County
MARILYN ANN E. JARVIS
Notary Public
My Commission Expires 9-1-96

(SEAL)

NORTH CAROLINA)
)
FORSYTH COUNTY)

I, Marilyn Ann E. Jarvis, a Notary Public of the County and State aforesaid, certify that Esther S. Gibbons, personally appeared before me this day and acknowledged that she is Secretary of A & C Metal Products Company, Inc., a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by her as its Secretary.

Witness my hand and official notary stamp or seal, this the 28th day of August, 1992.

Marilyn Ann E. Jarvis
Notary Public

My Commission Expires:
9-1-96

Official Seal
North Carolina - Forsyth County
MARILYN ANN E. JARVIS
Notary Public
My Commission Expires 9-1-96

(SEAL)

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate S. of PRESENTED FOR REGISTRATION Marilyn Ann E. Jarvis NP.
(here give name and official title of the officer signing the certificate passed upon)
Forsyth Co. AND RECORDED

is (are) certified to be correct. This the 28 day of August, 1992.

L. E. Speas, Register of Deeds

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.

By Deputy-Assistant

Probate and Filing Fee $ 10.00 paid.