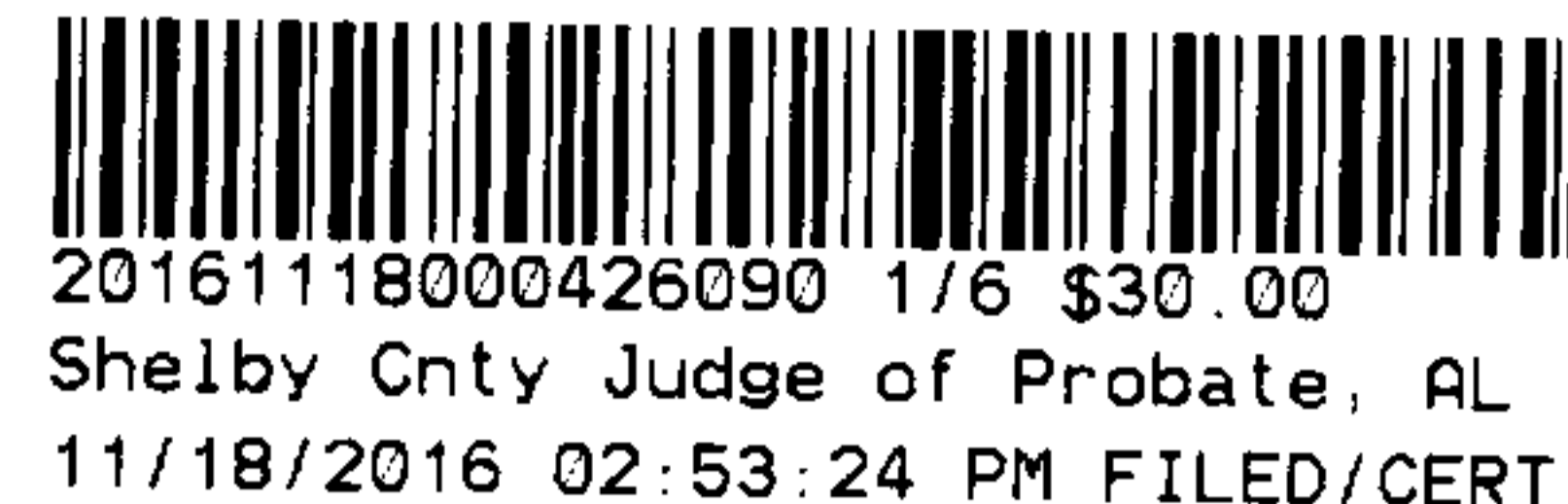


This instrument was prepared by:

Calvert S. Whatley  
Burr & Forman LLP  
420 N. 20<sup>th</sup> Street, Suite 3400  
Birmingham, AL 35203



### **TERMINATION OF LEASE AGREEMENT**

**THIS TERMINATION OF LEASE AGREEMENT** ("Termination") is made and entered into as of the 18th day of November, 2016, by and between PELTOWN REALTY, LLP, an Alabama limited liability partnership having its principal office at P.O. Box 130369, Mountain Brook, AL 35213 ("Landlord"), and VULCAN THREADED PRODUCTS, INC., an Alabama corporation having its principal offices at 10 Crosscreek Trail, Pelham, Alabama 35124 ("Tenant").

### **WITNESSETH:**

**WHEREAS**, by the terms of a certain Lease Agreement dated August 1, 2016 (the "Lease"), the Landlord has leased to the Tenant certain property, having the common addresses and corresponding legal descriptions set forth in in Exhibit A attached hereto and made a part hereof (the "Premises");

**WHEREAS**, the Lease has been entered into pursuant to a certain Stock & Real Estate Purchase Agreement dated June 30, 2016 (the "Purchase Agreement") between Landlord, William D. Upton, Jr. and Kent A. Upton (each, a "Shareholder" and collectively, the "Shareholders"), and Steel Dynamics, Inc. ("Buyer");

**WHEREAS**, by and subject to the terms of the Purchase Agreement, Landlord is obligated to sell to Tenant and Tenant is obligated to purchase from Landlord the Premises;

**WHEREAS**, the Lease is to remain in effect until Landlord has conveyed to Tenant fee simple title to the Premises;

**WHEREAS**, to place the existence of the Lease and Purchase Agreement of record, Landlord and Tenant executed a Memorandum of Lease and Purchase Agreement dated August 1, 2016 which was recorded in Instrument 20160801000270600 on August 1, 2016 in the Office of the Judge of Probate for Shelby County, Alabama; and


**WHEREAS**, Landlord is as of the date of this Termination conveying to Tenant fee simple title to the Premises.

**NOW, THEREFORE**, Landlord and Tenant agree as follows:

1. Effective as of the date hereof, the Lease shall be and is terminated.
2. This Termination may be executed in counterparts which together shall constitute one original document.

**IN WITNESS WHEREOF**, the Landlord and Tenant hereto have caused this Termination of Lease Agreement to be executed by their duly authorized officers as of the day and year first above written.

[Signature pages follow]

  
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Shelby Cnty Judge of Probate, AL  
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LANDLORD:

**PELTOWN REALTY, LLP**

By: 

Printed Name: William D. Upton, Jr.

Title: Partner

STATE OF Alabama

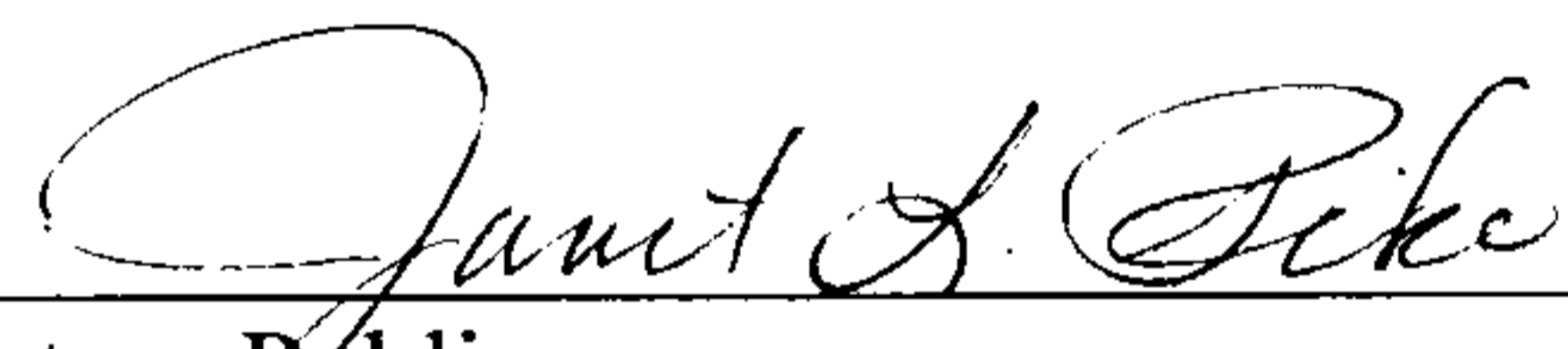
COUNTY OF Jefferson

PERSONALLY APPEARED before me, the undersigned Notary Public in and for said County and State, William D. Upton, Jr. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Partner of PELTOWN REALTY, LLP, an Alabama limited liability partnership, and being informed of the contents of the foregoing instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability partnership.

WITNESS my hand and official seal this 17<sup>th</sup> day of November, 2016.

My Commission expires:

2-4-2018

  
Notary Public

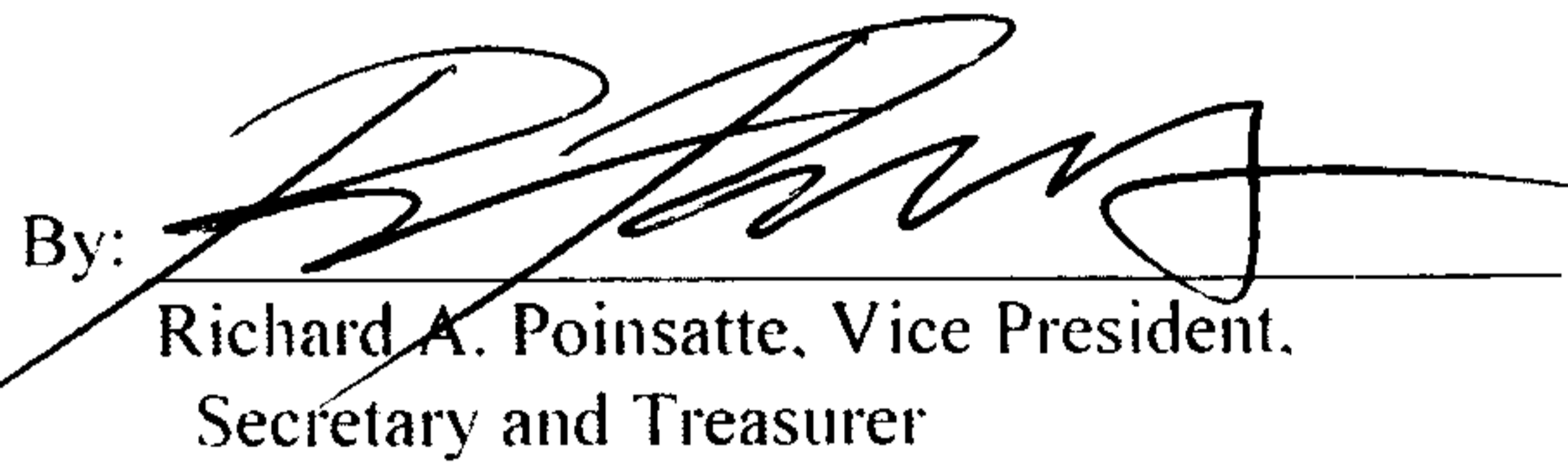


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{Signature page of Landlord to Termination of Lease Agreement}

TENANT:

**VULCAN THREADED PRODUCTS, INC.**

By:   
Richard A. Poinsatte, Vice President,  
Secretary and Treasurer

STATE OF INDIANA

COUNTY OF ALLEN

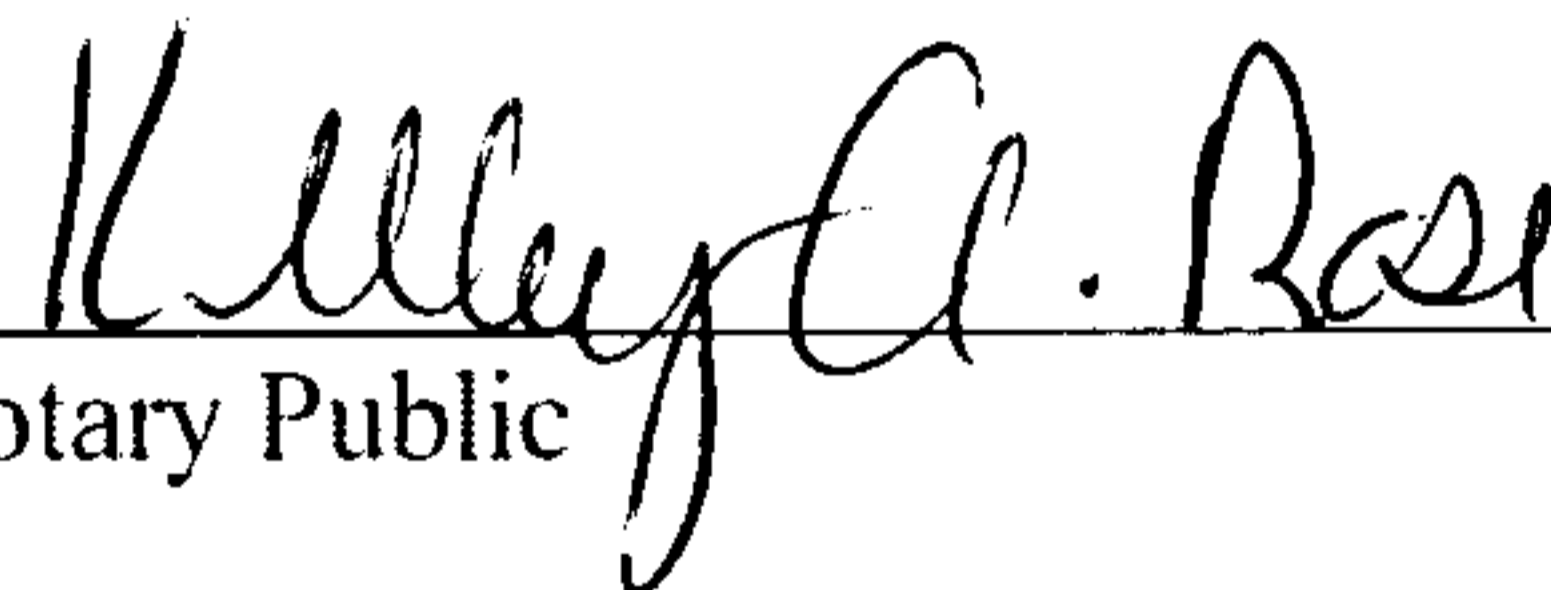
PERSONALLY APPEARED before me, the undersigned Notary Public in and for said County and State, Richard A. Poinsatte, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Vice President, Secretary and Treasurer of VULCAN THREADED PRODUCTS, INC., an Alabama corporation, and being informed of the contents of the foregoing instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

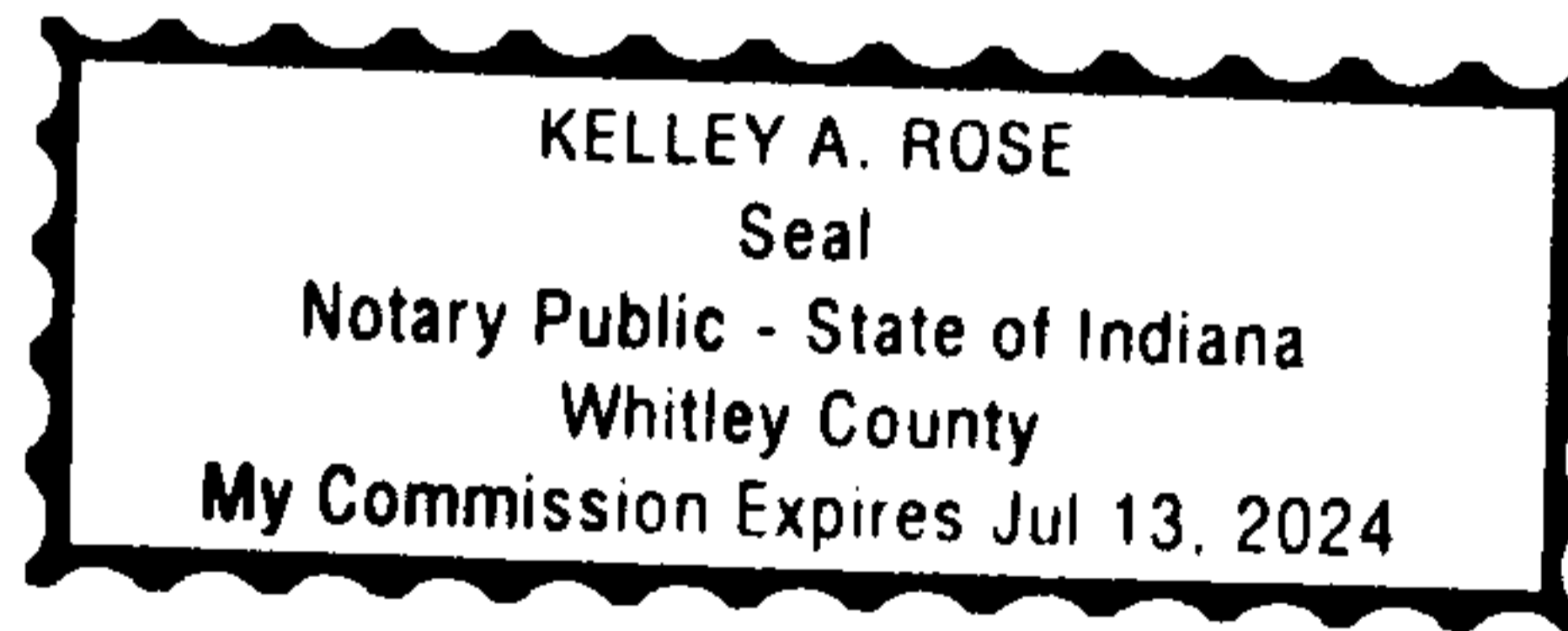
WITNESS my hand and official seal this 16th day of November, 2016.


My Commission expires:

7/13/24

I reside in Whitley County, Indiana

  
Notary Public



  
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Shelby Cnty Judge of Probate, AL  
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*{Signature page of Tenant to Termination of Lease Agreement}*

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## EXHIBIT A

### PARCEL I:

Commence at the Northwest corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 12, Township 20 South, Range 3 West, Pelham, Shelby County, Alabama and run thence South 01 Degrees 31 Minutes 57 Seconds East along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section, a distance of 174.15 feet to a point; thence run South 72 Degrees 53 Minutes 37 Seconds East a distance of 286.62 feet to a steel rebar corner on the Southerly margin of Crosscreek Trail and the point of beginning of the property, Parcel I, being described; thence run South 89 Degrees 55 Minutes 46 Seconds West along said margin of said Crosscreek Trail a distance of 103.25 feet to the P.C. (point of curvature, beginning point of a curve) of a curve to the right having a central angle of 29 Degrees 41 Minutes 33 Seconds and a radius of 662.59 feet; thence run Northwesterly along the arc of said curve an arc distance of 343.38 feet to the P. T. (point of tangency, end of curve) of said curve; thence run North 61 Degrees 00 Minutes 01 Seconds West along said margin of said Crosscreek Trail a distance of 478.65 feet to a corner on the Southerly margin of said Crosscreek Trail and in the centerline of Bishop Creek; thence run along the centerline of Bishop Creek the following thirty (30) calls: South 16 Degrees 32 Minutes 25 Seconds West 51.54 feet to a corner; thence South 11 Degrees 19 Minutes 01 Seconds East 97.84 feet to a corner; thence South 06 Degrees 26 Minutes 44 Seconds West 46.05 feet to a corner; thence South 59 Degrees 41 Minutes 01 Seconds West 80.41 feet to a corner; thence South 87 Degrees 38 Minutes 56 Seconds West 63.20 feet to a corner; thence North 43 Degrees 46 Minutes 49 Seconds West 212.53 feet to a corner; thence North 49 Degrees 33 Minutes 58 Seconds West 72.48 feet to a corner; thence North 64 Degrees 02 Minutes 57 Seconds West 72.51 feet to a corner; thence North 54 Degrees 53 Minutes 38 Seconds West 85.83 feet to a corner; thence North 51 Degrees 41 Minutes 28 Seconds West 111.86 feet to a corner; thence North 43 Degrees 42 Minutes 15 Seconds West 78.03 feet to a corner; thence North 18 Degrees 57 Minutes 42 Seconds West 73.32 feet to a corner; thence North 40 Degrees 16 Minutes 22 Seconds West 52.37 feet to a corner; thence North 49 Degrees 11 Minutes 46 Seconds West 62.95 feet to a corner; thence North 60 Degrees 38 Minutes 51 Seconds West 43.16 feet to a corner; thence North 76 Degrees 03 Minutes 57 Seconds West 43.92 feet to a corner; thence South 74 Degrees 17 Minutes 41 Seconds West 39.08 feet to a corner; thence South 50 Degrees 29 Minutes 01 Seconds West 40.63 feet to a corner; thence South 28 Degrees 04 Minutes 40 Seconds West 53.28 feet to a corner; thence South 34 Degrees 47 Minutes 19 Seconds West 61.53 feet to a corner; thence South 24 Degrees 40 Minutes 59 Seconds West 84.07 feet to a corner; thence South 21 Degrees 37 Minutes 02 Seconds West 44.25 feet to a corner; thence South 19 Degrees 57 Minutes 40 Seconds West 58.77 feet to a corner; thence South 11 Degrees 10 Minutes 34 Seconds West 64.69 feet to a corner; thence South 16 Degrees 57 Minutes 10 Seconds West 68.80 feet to a corner; thence South 01 Degrees 07 Minutes 55 Seconds West 63.48 feet to a corner; thence South 05 Degrees 42 Minutes 43 Seconds East 75.59 feet to a corner; thence South 09 Degrees 44 Minutes 31 Seconds East 103.74 feet to a corner; thence South 14 Degrees 31 Minutes 34 Seconds East 84.98 feet to a corner, thence South 18 Degrees 17 Minutes 34 Seconds East 34.42 feet to a corner; thence run South 89 Degrees 57 Minutes 31 Seconds East out of creek and overland a distance of 449.17 feet to a steel property corner; thence run South 49 Degrees 26 Minutes 34 Seconds East a distance of 299.32 feet to a steel property corner; thence run North 89 Degrees 54 Minutes 46 Seconds East a distance of 968.04 feet to a steel property corner; thence run North 21 Degrees 55 Minutes 36 Seconds East a distance of 109.72 feet to a property corner; thence run North 34 Degrees 05 Minutes 50 Seconds East a distance of 252.80 feet to a property corner on the Southerly margin of Crosscreek Trail, a public street in the City of Pelham, Alabama and the point of beginning.

*Continued on Next Page*



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**PARCEL II:**

**Beginning at the Northwest corner of the Southwest ¼ of the Northeast ¼ of Section 12, Township 20 South, Range 3 West, Pelham, Shelby County, Alabama and run thence North 89 Degrees 54 Minutes 17 Seconds East along the North line of said ¼ - ¼ section a distance of 485.52 feet to a found rebar corner; thence run South 00 Degrees 07 Minutes 22 Seconds East a distance of 199.97 feet to a found rebar corner on the Northerly margin of Crosscreek Trail, a public street in Pelham, Alabama; thence run North 89 Degrees 52 Minutes 51 Seconds West along said margin of said Crosscreek Trail a distance of 310.67 feet to the P.C. (point of curvature, beginning point of a curve) of a curve to the right having a central angle of 29 Degrees 41 Minutes 33 Seconds and a radius of 602.59 feet; thence run Northwesterly along the arc of said curve an arc distance of 312.28 feet to the P.T. (point of tangency, and point of a curve) of said curve; thence run North 61 Degrees 00 Minutes 01 Seconds West along said margin of said Crosscreek Trail a distance of 489.72 feet to a point in the centerline of Bishop Creek; thence run North 23 Degrees 36 Minutes 00 Seconds East along centerline of said creek a distance of 158.48 feet to a corner; thence run North 30 Degrees 07 Minutes 19 Seconds East along centerline of said creek a distance of 195.36 feet to a corner; thence run North 23 Degrees 21 Minutes 21 Seconds East along centerline of said creek a distance of 101.21 feet to a corner; thence run North 15 Degrees 19 Minutes 58 Seconds East along centerline of said creek a distance of 132.17 feet to a corner; thence run North 17 Degrees 43 Minutes 07 Seconds East along centerline of said creek a distance of 116.37 feet to a corner; thence run North 26 Degrees 25 Minutes 55 Seconds East along centerline of said creek a distance of 89.32 feet to a corner, thence run North 33 Degrees 21 Minutes 45 Seconds East along centerline of said creek a distance of 111.68 feet to a corner; thence run North 49 Degrees 51 Minutes 00 Seconds East along centerline of said creek a distance of 91.15 feet to a corner; thence run North 57 Degrees 42 Minutes 31 Seconds East along centerline of said creek a distance of 96.26 feet to the intersection of said centerline of said creek with the East line of the Northeast ¼ of the Northwest ¼ of same said Section 12, thence run South 01 Degrees 31 Minutes 57 Seconds East along the East line of said Northeast ¼ of the Northwest ¼ of Section 12 a distance of 1047.23 feet to the point of beginning.**

**Situated in Shelby County, Alabama.**



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