

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE AGREEMENT
JUL 12 12 11 PM '66

This lease agreement made and entered into by and between Mildred H. Peden, hereinafter referred to as Lessor, and Axton-Cross Corporation, hereinafter referred to as Lessee:

W I T N E S S E T H:

That in consideration of the rents, covenants and conditions hereinafter set forth, on the part of the Lessee to be paid, performed and observed, said Lessor does hereby demise, let and lease unto said Lessee a building located at 25 and 27 Peden Street, Greenville, South Carolina, consisting of two warehouse buildings with a total of 10,000 square feet together with a small yard area on the Western side of 25 Peden Street and one sulphuric acid tank situate on the Western side of the aforesaid building.

Said leased premises are to be used for warehouse use.

To have and to hold the said leased premises for a period of One (1) year, beginning on the first day of February, 1969 and ending January 31, 1970. That in addition thereto the Lessee shall have the option of giving a 60 day written notice prior to the expiration date to renew said lease upon the same terms and conditions for an additional one (1) year.

The Lessee shall pay to the Lessor as rent for said premises the sum of \$6000.00 per annum, in monthly installments of \$500.00 with the check being made payable to Mildred H. Peden and mailed to 27 McDaniel Court, Greenville, South Carolina on the last day of each month and every month during the term hereof.

The rental shall begin on February 1, 1969.

The Lessee will pay all charges and bills for water, gas and electric current which may be assessed or charged against Lessee during said term.

Lessee will make all repairs except structural repairs, in the interior of the premises hereby leased and will indemnify and save harmless said Lessor from and against all mechanics liens or claims by reason of any such interior repairs, alterations or improvements which may be made by said Lessee on said premises. Lessor will at its own cost and expense maintain in good condition and

