

extensions thereof, without hindrance, ejection or molestation by the Lessor or any person or persons claiming under the Lessor.

8.2 Upon the expiration of this lease or any extension or extensions thereof, or upon the earlier termination of the same in accordance with any of the provisions hereof, the Lessee shall surrender and deliver peaceful and immediate possession of the premises to the Lessor in as good condition as they were at the commencement of the initial term of this lease, wear and tear from reasonable use, natural deterioration, and damage by fire or other unavoidable casualties and the elements excepted.

8.3 Lessor agrees to pay whatever compensation, commissions or charges may be due any realtor, broker or agent with respect to this lease and/or the negotiations thereof.

8.4 This lease shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the Lessor and Lessee have caused these presents to be subscribed by their duly authorized officers and their corporate seals to be hereunto affixed this the day and year first above written.

WOOTEN CORPORATION OF WILMINGTON (L.S.)
Lessor

In the presence of:

L. M. Maddox By Richard D. Wooten
As to Lessor And Walter M. Wooten
Secretary

THE HILTON-DAVIS CHEMICAL CO. (L.S.)
Lessee

William J. Kueger By Harold L. Hansen
As to Lessee And J. W. [Signature]
Assistant Secretary