

V

Arkon Corporation will maintain the sprinkler system located on such premises after the same is first put in good condition by Meta S. Dill and shall make repairs of any other damage to the leased premises caused by it, normal wear and tear excepted. Meta S. Dill shall make all other repairs to the said premises necessary to maintain same in good condition for occupancy.

VI

Arkon Corporation shall be entitled to remove its machinery and all fixtures, partitions or other improvements of whatever kind and nature installed upon the premises, either presently or hereafter, upon any termination of this Agreement and shall have no duty to the landlord in connection with such removal, except to exercise due care to avoid damaging the landlord's premises in removing its property.

VII

Arkon Corporation shall be entitled to use said premises for any of its manufacturing operations and for any other business in which it may become involved or to lease such premises to any person or persons it may choose, either pursuant to an assignment of its rights hereunder or by sub-lease.

VIII

Except as hereinabove provided, the terms of the present lease between Meta S. Dill and Greenville Warehouse and Distributing Company, Inc., shall govern between the parties hereto as if fully set forth herein.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 5th day of May, 1975.

WITNESS:

John P. P. P.
James A. Odum

Meta S. Dill (SEAL)
Meta S. Dill

James M. Collins
James M. Collins

ARKON CORPORATION (SEAL)

By M. Dill
President

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