

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S.C.
\$ 11 '82 LEASE AGREEMENT
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BOOK 1164 PAGE 532

THIS LEASE AGREEMENT Made in Greenville, South Carolina this 12th day of March 1982, by and between John H. Mauldin of Greenville, South Carolina (hereinafter referred to as "lessor") and Lyf-Tym Products of Greenville, Inc., a North Carolina Corporation, having it's principle offices and agents located in Greenville, South Carolina (hereinafter referred to as "lessee").

W I T N E S S E T H:

WHEREAS, the lessor is the present owner of a certain tract of land fronting on the southerly side of Sidney Street near the City of Greenville, South Carolina, which tract is more particularly described hereafter, and proposes to lease the same to the lessee and,

WHEREAS, the lessee desires to lease the said premises with improvements thereon situate, for a term certain at a stipulated firm rental, and

WHEREAS, the parties hereto desire to set down in writing the mutual understandings and agreements governing the rental of the said property,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

1. That in consideration of the rental hereinafter reserved, the mutual promises and covenants contained herein and other good and valuable considerations, it is mutually agreed by and between the parties hereto as follows:

(a) The lessor does hereby lease and demise unto the lessee and the lessee does hereby lease and rent from the lessor the following described premises:

ALL that certain piece, parcel or lot of land, including the buildings and improvements thereon, situate, lying and being off the southerly side of Sidney Street near the City of Greenville, County of Greenville, State of South Carolina, parallel to said Street a distance of 120 feet with the depth of said property being approximately 60 feet. Said property is further identified on the tax maps in the Greenville County Block Book Department as part of Lots # 10, 11 & 13 Block 12 Sheet 171.

(b) The term of this lease shall be for a period of three consecutive years commencing on April 1, 1982 and terminating as of March 31, 1985. At the expiration of the initial lease the lessee shall have the option of extending this lease agreement for an additional lease period of two (2) years. At the end of said two (2) year lease period the lessee shall have the option of extending this lease agreement for one (1) additional year. Should the lessee exercise either one of the aforementioned options, the rental amt. of said lease shall be renegotiated prior to the beginning date of said option term.

(c) That the rental for the base term shall be fixed at Thirty Six thousand and no/100ths (\$36,000.00) Dollars, payable at the rate of

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