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GREENVILLE CO. S. C.

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LE A S E

THIS LEASE INDENTURE, made in duplicate this 1st day of June, 1959, by and between MRS. NELL BAKER ADAMS, of the State of South Carolina, with a place of business at Greenville, South Carolina hereinafter designated "LESSOR", and ARMSTRONG CORK COMPANY, a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, and duly authorized to transact business in the State of South Carolina, hereinafter designated "LESSEE";

WITNESSETH:

That LESSOR, for and in consideration of the covenants and agreements on the part of LESSEE to be kept and performed, and under and subject to the terms and conditions hereof, all as hereinafter expressed, hereby leases and demises unto LESSEE those certain premises in the City of \_\_\_\_\_, County of Greenville, State of South Carolina, described as follows, to wit:

An office and warehouse building and surrounding grounds located in the Pleasantburg Industrial Park in Greenville, South Carolina, as specified in paragraph #2 herein.

To have and to hold the same, with the appurtenances thereunto belonging, unto the said LESSEE for and during the term of 10 years, commencing on the 1st day of January, 1960, and ending on the 31st day of December, 1969. It is further understood and agreed that on January 1, 1960 this lease will cancel, supersede and replace the current lease dated November 23, 1954 between ARMSTRONG CORK COMPANY and MRS. NELL BAKER ADAMS.

1. LESSEE agrees to pay to LESSOR or its agent or authorized representative as rent for said premises, the sum of Thirteen Hundred ----- Dollars (\$ 1,300.00 ) per month during the term of this lease.

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