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21.00
31453 GREENVILLE
MAY 6 1964
STAMP

STANDARD LEASE
NEW CONSTRUCTION

LEASE AGREEMENT

PARTIES

THIS LEASE AGREEMENT, made as of the 16th day of April 1963, by and between WILLIAM H. B. SIMPSON

hereinafter called the Lessor, and ADDRESSOGRAPH-MULTIGRAPH CORPORATION, a Delaware corporation, hereinafter called the Lessee, WITNESSETH:

PREMISES

1. That Lessor, for and in consideration of the covenants and agreements herein mentioned to be kept and performed by both parties hereto, demises and leases to Lessee the premises situated in the City of Greenville, County of Greenville, and State of South Carolina, known and described as follows:

See insert - page 1a



(Street address 60 Camperdown Way) the demised premises to be constructed by Lessor in accordance with plans and specifications to be signed by both parties and made a part of this lease agreement.

TERM

2. TO HAVE AND TO HOLD the same for the term of Ten (10) years, beginning on the first day of the month following the date of completion of the demised premises, on or after the first day of October, 1963.

Please Initial

RENT
W.H.B.S.
J.M.C.

3. In consideration of the demise and leasing of the premises aforesaid by Lessor, Lessee covenants and agrees to pay to Lessor as rental for said demised premises, during said term, equal monthly installments of Eight Hundred Seventy-five and no/100ths Dollars (\$875.00) each, payable in advance on the day of each month during said term. Rent shall not be payable under this lease until Lessor has made available to Lessee the complete and exclusive possession of the said premises with all contemplated utility services available for use.

PLANS AND SPECIFICATIONS

4. It is agreed between the parties that this lease agreement is conditioned upon the written acceptance of said plans and specifications in final form by both parties within a period of thirty (30) days from the date of this agreement above shown. After the expiration of said thirty (30) days and until both parties have accepted said plans and specifications, either party may at its option and on written notice to the other party cancel this lease agreement in its entirety.

COMPLETION OF BUILDING

5. The demised premises shall be considered completed for purposes of this lease when construction has advanced to the point of substantial compliance with the said plans and specifications in the judgment of Lessee's architect, and when all contemplated utility services such as water and electricity, are available for use. Lessor expects to complete the demised premises on or before September 30, 1963. Should completion be delayed more than thirty (30) days after said expected date of completion, and if such delay was not caused by strikes, riots, governmental intervention, acts of God, or other causes beyond Lessor's control, then any expense incurred by Lessee due to such delay shall be deducted by Lessee from the first monthly rent installments to be paid hereunder; should completion be delayed more than ninety (90) days after said expected date of completion, then regardless of the cause of such delay, Lessee may at its option and by notice to Lessor cancel this lease agreement in its entirety.

Plat recorded in Book 748 Page 201
See Deed Book 748 Page 529
for Assignment of Lease