

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE AGREEMENT

300

This Lease Agreement made and entered into by and between Harold L. Peden, hereinafter referred to as Lessor, and Herman Galvin and Myer Garber d/b/a Axton-Cross Company, a partnership, hereinafter referred to as Lessees:

WITNESSETH:

That in consideration of the rents, covenants and conditions hereinafter set forth, on the part of the Lessee to be paid, performed and observed, said Lessor does hereby demise, let and lease unto said Lessee a building located at 25 and 27 Peden Street, Greenville, South Carolina, consisting of two warehouse buildings with a total of 10,000 square feet together with a small yard area on the Western side of 25 Peden Street and one sulphuric acid tank situate on the Western side of the aforesaid building.

Said leased premises are to be used for warehouse use.

To have and to hold the said leased premises for a period of One (1) year, beginning on the first day of January, 1971 and ending January 31, 1972. That in addition the lessee shall have five successive options for a period of one year, each with an annual rental increase of Three Hundred and No/100 (\$300.00) Dollars per year. The lessee shall give a sixty day written notice prior to the expiration date of the lease on any one year option hereinafter exercised in order to exercise an option or an additional option for any additional year.

The lessee shall pay to the lessor as rent for said premises the sum of Six Thousand Three Hundred and No/100 (\$6,300.00) Dollars per annum, in monthly installments of Five Hundred Twenty-five and No/100 (\$525.00) Dollars with the check being made payable to Harold L. Peden and mailed to Box 5272, Station B, Greenville, South Carolina on the last day of each month and every month during the term hereof.

The rental shall begin on January 1, 1971.

(Continued on next page)

WILLIAMS ST. S. C.
JAN 27 4 37 PM '71
OLLIE FARMER
R.H.C.