

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE.)

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THIS INSTRUMENT OF LEASE, made at Greenville, South Carolina, the 21st day of April, 19 81, by and between ISC ENTERPRISES, a Partnership, who, together with its heirs, executors, administrators, successors, and assigns, is hereinafter referred to as the "Lessor" and LAKE POLYMERS, INC. who, together with its heirs, executors, administrators, and assigns, is hereinafter referred to as "Lessee."

WITNESSETH:

1. Property to be leased. For the terms and conditions as hereinafter set forth, the Lessor does hereby lease to the Lessee the real property located at Old Laneside Road and Park Shoals Road and more particularly described by notes and bounds in Exhibit A attached hereto and made a part thereof by reference together with the structures and improvements thereon or to be erected thereon and all of the appurtenances upon the property, all of which are hereinafter referred to collectively as the "leased premises".

4/21/81

2. Term. To have and to hold for a term of 36 months, commencing on the 1st day of May, 19 81, and ending on the 31st day of April, 19 86, unless sooner terminated. In the event the premises are ready for occupancy on any day other than the first of a month, the rent shall be apportioned from such day until the beginning of the next calendar month.

4/21/81

3. Use of Premises. Lessee shall use the leased premises for purposes of maintaining a high speed manufacturing facility consisting of extrusion of thermoplastic materials, fibers, storage and office warehouse space.

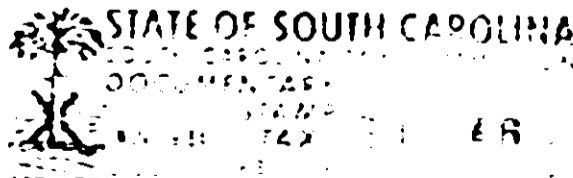
4. Rent. Lessee hereby covenants to pay to Lessor as rental for the leased premises for the term of this lease the sum of \$16,360.00 per annum, payable in equal monthly installments of \$1,530.00.

5. Security. Lessee shall pay to Lessor during the term of this lease...

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