

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

PERSONALLY appeared before me Emilie M. Bird who, on oath, says that she saw James Canills sign, seal and as his act and deed, deliver the within assignment, and that she with W. D. Workman witnesses the execution thereof.

SWORN to before me this the
19th day of January, 1946.

W. D. Workman (LS)

Emilie M. Bird

Notary Public for South Carolina.

S. C. Stamps 24¢

Recorded March 22nd, 1946 at 11:25 A. M. #4778

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.)

THIS LEASE AND AGREEMENT made and entered into this first day of January, 1946 be and between W. H. GREENE and C. T. CHARPING hereinafter referred to as Lessors, and OPTIMUS PHARMACEUTICALS CO., INC. hereinafter referred to as Lessee,

W I T N E S S E T H:

WHEREAS, the Lessors own a two story brick building known as the Old Woods Building situate in the town of Taylors, S. C. and are willing to lease the second floor thereof to the Lessee; and

WHEREAS, the Lessee is desirous of occupying said second floor; and

WHEREAS, the parties hereto desire to confirm their agreement, the terms and conditions of which are hereinafter stated:

NOW, THEREFORE, in consideration of the rental paid and to be paid as herein provided and of the covenants herein contained, the parties hereto hereby agree as follows:

1. The Lessors have agreed and do hereby agree to lease and demise unto the Lessee the second floor of that certain brick building known as the Old Woods Building in the town of Taylors, S. C. for a term of five years commencing January 1, 1946 and ending December 31st, 1950.
2. The Lessee agrees to pay a monthly rental unto the Lessors for the occupancy of said premises, the sum of Thirty (\$30.00) Dollars payable on the first day of each and every month during the life of this lease.
3. At the expiration of this lease the Lessee agrees to surrender possession of the premises so occupied in as good condition as said premises now are reasonable wear and tear excepted.
4. All necessary repairs to the building are to be borne by the Lessors.
5. The Lessors agree to permit the Lessee to store two drums of Glycerine in the ground floor of the building without charge.
6. The Lessors agree to furnish water to the Lessee without charge in connection with the Lessee's operation of its business conducted in the building.
7. In the event the premises are so damaged by fire, windstorm or other hazard the same shall be restored and made suitable for occupancy if the Lessors are sufficiently indemnified by insurance. If the premises should be so damaged or destroyed beyond the amount of insurance coverage this lease shall terminate forthwith. The rent herein provided shall be abated