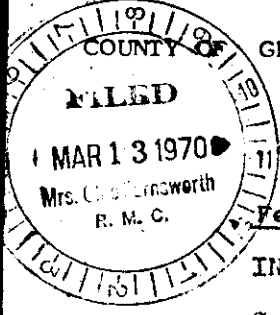


STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

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L E A S E



1. PARTIES. THIS LEASE is made this 2nd day of February, 1970, between COMMODITY WAREHOUSE COMPANY, INC., a South Carolina corporation of Greenville, South Carolina, herein called "LANDLORD", and E. I. DU PONT DE NEMOURS AND COMPANY, Delaware corporation of Wilmington, Delaware herein called "TENANT".

2. PREMISES. LANDLORD hereby leases unto TENANT and TENANT hereby takes from LANDLORD that certain parcel of land situated along the southwesterly side of the Seaboard Coast Line Railroad Company right-of-way near Paris Station, Greenville County, South Carolina, containing 7.84 acres, more or less, as more particularly described in Exhibit A attached hereto and made a part hereof, together with the one-story, masonry building to contain approximately one hundred forty-four thousand (144,000) square feet of floor space and with related improvements, including railroad spur track, parking, trucking and loading facilities, to be constructed thereon or caused to be constructed thereon by and at the expense of LANDLORD, all as heretofore agreed upon by the parties hereto and as provided in the plans and specifications hereinafter mentioned, and together with all rights, easements and appurtenances to the same belonging or usually held and enjoyed therewith. Said land and all improvements, rights, easements and appurtenances thereto are hereinafter sometimes referred to as "demised premises".

3. USE. The demised premises shall be used by TENANT and anyone holding under TENANT for warehousing purposes, and shall not be used for any other purposes without the written consent of LANDLORD.

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