

FILED
GREENVILLE CO. S. C.

OCT 12 10 30 AM '70
OLLIE FANNSWORTH
R.H.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

GROUND LEASE AGREEMENT

1. THIS AGREEMENT OF LEASE made and entered into this 5th day of October, 1970, by and between WENWOOD SOUTH, INC., a South Carolina corporation with its principal place of business in Greenville, South Carolina, hereinafter called "Landlord", and BELL PHARMACAL CORPORATION, a South Carolina corporation with its principal place of business in Greenville, South Carolina, hereinafter called "Tenant".

W I T N E S S E T H :

2. That in consideration of the covenants and agreements herein contained, the Landlord hereby demises and leases unto Tenant, its successors and assigns, the following described property:

ALL that piece, parcel or lot of land situate in Greenville County, South Carolina, on the southern side of Interstate Highway 85, consisting of 15.03 acres, and having according to a plat entitled "Property of Wenwood South, Inc.", prepared February 6, 1970, by Piedmont Engineers and Architects, the following metes and bounds, to-wit:

BEGINNING at old iron pin on the southern side of the right of way of Interstate Highway 85 in line of property of Pet, Incorporated, and running thence along the line of said property, S. 11-35 E. 900 feet to old iron pin; thence turning and running S. 82-52 W. 593.6 feet to a point in line of property of Greater Greenville Sewer District Commission; thence turning and running along the line of said property N. 32-47 W. 315.95 feet to old iron pin; thence still along said property of Greater Greenville Sewer District Commission N. 30-51 W. 594.4 feet to old iron pin on the southern side of the right of way of Interstate Highway 85; thence turning and running along said right of way N. 78-26 E. 902.35 feet to old iron pin, the point of beginning.

3. TO HAVE AND TO HOLD the above-described premises unto the said Tenant, its successors and assigns, for and during the term beginning February 1, 1971, and ending January 31, 1996.

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