

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

BOOK 1125 PAGE 896

LEASE

KNOW ALL MEN BY THESE PRESENTS, That we, Grady C. Huff, Jr. and Ramona C. Huff, of Route 3, Box 558, Easley, S. C. 29640, LESSORS, and W. R. GRACE & CO., 62 Whitmore Avenue, Cambridge Mass. 02140, LESSEE, have this date entered into an agreement wherein and whereby the LESSORS have leased to the LESSEES, the following described property, to-wit:

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Greenville, and being one 7500 sq. ft. of warehouse space in the Covil property which property is personally owned by the Lessors herein, and more fully described as follows: Located on the western side of Pinsley Circle, and located south of Sulpher Springs Road, Greenville, S. C.

This is a portion of the property conveyed to Lessors by deed of Russell Johnson & Travis J. Cash, Jr. as Trustees under Trust Agreement dated March 1, 1979, recorded on June 28, 1979 in Deed Book 1105, at page 686 in the office of Register of Mesne Conveyance, Greenville County, S. C.

ALSO: Right-of-way for ingress and egress purposes is granted to the Lessee during the term of this lease or any extension thereof leading from Pinsley Circle over other property of Lessors into the above-described warehouse property.

The Lessors hereby lease said premises to the Lessees for a period of one (1) year from this date, at an annual rental of Eight Thousand Four Hundred and No/100 Dollars (\$8,400.00), payable in twelve (12) monthly installments of Seven Hundred and No/100 Dollars (\$700.00) with the first monthly rental payment to be due and payable on May 1, 1980. Rental payments thereafter shall be made on or before the 10th of each month.

The Lessors hereby grant to the Lessee an option to renew this lease for an additional one (1) year period; provided that the Lessors shall have the right in good faith to adjust the rental payment. The Lessee shall, in the event it exercises its option to renew said lease, give to the Lessors written notice of its intention to exercise its option to renew thirty (30) days prior to the expiration of this lease period.

It is mutually understood between the Lessors and Lessee that the leased property shall consist only of the warehouse space, and no office space located in the building is being leased.

The Lessors are leasing the above-described property in its "as is" condition for storage only.

Any items stored by the Lessee shall be the responsibility of the Lessee, with the Lessee being required to comply with all local, state and federal laws and regulations concerning the materials stored.

Lessee shall be responsible for any damages done to the structure being leased, and shall repair said damages, if any, prior to the expiration of

FILED IN S. C.  
MAY 14 1980  
EASLEY



W. R. GRACE

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