

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into this 21st day of June, 1954, by and between W. D. DODENHOFF CO., INC., a corporation organized and existing under the laws of the State of South Carolina, hereinafter referred to as the "Lessor", and THE HILTON-DAVIS CHEMICAL CO., a corporation organized and existing under the laws of the State of Ohio, hereinafter referred to as the "Lessee",

W I T N E S S E T H:

That the Lessor, in consideration of the covenants and conditions herein contained, and of the rental to be paid by the Lessee, does hereby lease and demise unto the Lessee the following described premises, to-wit:

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being on the Western side of Rutherford Street, just without the corporate limits of the City of Greenville and being known and designated as a portion of Lot No. 6 as shown on plat recorded in Deed Book UU, page 61, R. M. C. Office for Greenville County, S C., and being more particularly described as follows:

BEGINNING at a stake on the Western side of Rutherford Street which stake is at the Northeastern corner of Lot No. 6 and running thence along line as shown on said plat of the old railroad property S. 81 W. 304 feet to stake; thence S. 1/4 E. 38 feet to a stake; thence in an Easterly direction 302 feet, more or less, to a stake on the Western side of Rutherford Street, which stake is 68 feet S. 1/4 E. from the beginning stake; thence with Rutherford Street N. 1/4 W. 68 feet to the beginning.

This being the identical property conveyed to W. D. Dodenhoff Co., Inc. by Paul G. Cushman by his deed dated January 1, 1947, and recorded in the R. M. C. Office for Greenville County in Deed Book 305, at page 119.

TO HAVE AND TO HOLD the said premises unto the Lessee for the term and rental and upon the covenants and conditions hereinbelow set forth.

1. The term of this lease shall be for a period of five