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STATE OF SOUTH CAROLINA
COUNCY OF GREENVILLE

LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into this 1st day of July, 1974, by and between GARY L. DANIELS, hereinafter referred to as LESSOR, and PACKAGE SUPPLY & EQUIPMENT CO., INC., a South Carolina corporation, hereinafter referred to as LESSEE,

WITNESSETH:

That the Lessor does hereby lease and denise unto the Lessee the real estate located at the southern section of Donaldson Center, East Cantt District No. 145, Greenville, South Carolina, consisting of a parcel of land with a building located thereon.

TO HAVE AND TO HOLD unto the said Lessee, its successors and assigns for a term of fifteen (15) years from the date hereof. This lease is granted and accepted upon the foregoing and upon the following terms. conditions, covenants, and stipulations:

I.

Leasee agrees to pay the Leasor during the term of this lease a rental of Thirty Thousand and No/100 (530.000.00) Dollars per year, payable in equal monthly installments of Two Thousand Five Hundred and No/100 \$2,500.00) Dollars each to be paid in advance on the first day of each calendar month.

II.

Lesse covenants and agrees as follows:

- A. To pay the Lessor the rental herein stipulated at the time and in the manner herein provided.
- B. To take good care of the leased premises and suffer no waste, and at the end or other expiration of the term of this lease, to deliver the leased premises in as good a state and condition as received by the Lessee, normal year and tear excepted.