

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

)  
 ) AMENDMENT TO LEASE

THIS AGREEMENT made this 23<sup>rd</sup> day of March, 1973 by and between GREENVILLE WAREHOUSE AND DISTRIBUTING COMPANY, INC., hereinafter called LANDLORD, and ARKON CORPORATION, hereinafter called TENANT,

W I T N E S S E T H:

WHEREAS, the parties hereto are simultaneously with the execution of this Agreement entering into a certain lease of even date herewith (hereinafter called the lease) covering 7620 square feet of space in two warehouses, and desire to make certain additions in the Lease by this Agreement as a condition to execution of the Lease,

NOW, THEREFORE, the parties hereto, intending to be legally bound hereunder mutually agree as follows:

1. Paragraph 14 of the Lease is modified to read as follows:

It is mutually agreed that if any installment of rent be past due and unpaid by the Tenant for a period of thirty (30) days, or on violation of any of the terms and conditions of this Lease, which is not corrected within thirty (30) days after written notice by the Landlord to the Tenant, or the premises vacated before the expiration of this Lease, or the Tenant, its successors or assigns, goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a Receiver, or makes a general assignment of its property for the benefit of creditors, or files a petition pursuant to any State or Federal law for extension of its debts, or for reorganization, then, and in any one of such events, the Landlord may declare this Lease terminated and enter and take possession of the leased premises and thenceforth hold the same free from the right of the Tenant, or its successors or assigns, to use said demised premises, but the Landlord shall, nevertheless, have the right to recover from the Tenant any and all amounts which, under the terms hereof, may then be due and unpaid for the use of the demised premises, including reasonable attorneys' fees. On any termination of this Lease the Tenant shall return the property to the Landlord in as good condition as the present, normal wear, tear and depreciation alone excepted.

2. Any exercise of option to extend the Lease as indicated in Paragraph 10 shall be accomplished by written notice to the Landlord no later than three months prior to the date of the beginning of the renewal period. *J. J. Jones*

3. Landlord shall not be responsible or liable for any loss, theft, damage, injury or death to any person or property on or about the leased premises. Landlord shall not be held responsible for the carelessness or negligence of other tenants.

4. Any notice to be given pursuant to this Lease shall be deemed effective when said notice is deposited in the United States mail, postage prepaid, to the address as noted beneath the signatures of the parties to this Lease.