

APRIL 1, 1977

improvements do not damage the structures of the buildings or endanger the leased premises. Lessee will not be permitted to remove any such modifications or improvements in place unless permitted by Lessor with specific written expressed approval for such removal. In the event any such improvements are permitted to be removed, Lessee shall restore the premises to substantially the same condition as when leased, reasonable wear and tear, and damages from the happenings of Nature, acts of God, fire, windstorms, or any other cause beyond the reasonable control of Lessee, excepted.

13. If, during the term hereof, or any extensions hereof, the leased premises shall be destroyed or so substantially damaged as to render such premises uneconomical to repair, and Lessor notifies Lessee that such repair will not be made, this Lease shall terminate as to such premises and the rent shall be abated prorata. Lessor may, if suitable other premises are available, offer Lessee such other premises on either a temporary basis or otherwise. Any such substitution of premises will be subject to mutual agreement as to rent, term, and other applicable terms and conditions.

14. That the Lessee shall at all times exercise due diligence in the protection of the demised premises against damage or destruction by fire and other causes; and that storage of supplies, equipment, material, etc., on the outside of the buildings will not be permitted by the Lessee; and Lessee agrees that all discharge of waste products emptied in the sewer disposal lines or plant will conform to the "Standards for Wastes Entering Donaldson Sanitary Sewers." A copy of these Standards is attached and made a part hereof.

15. It is understood by all parties that the new lease rates will be retroactive to April 1, 1977, since the delay in the execution of this lease was the result of negotiations between both parties relative to certain repairs to Building #105, and also because the Lessee has indicated a desire to purchase subject property and due to surveys and appraisals pertinent to a potential sale.

IN WITNESS WHEREOF I have hereunto set my hand by authority of the County and City of Greenville, South Carolina, as of April 1, 1977.

DONALDSON DEVELOPMENT COMMISSION

By: Charles L. Sanders
Charles L. Sanders
General Manager

Signed and sealed in the presence of

(1) Elizabeth A. Lewis
(2) Ann McDonald

THIS LEASE is also executed by the Lessee this 13th day of Oct., 1977.

R. S. NOONAN, INC. OF SOUTH CAROLINA

By: Robert W. Smith
Robert W. Smith
President

And: Fillmore G. Wilson
Fillmore G. Wilson
Chairman of the Board

Signed and sealed in the presence of

(1) Ray H. Hooper
(2) Elizabeth A. Mitchell



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