



L E A S E

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THIS INDENTURE made this 20th day of October, A.D., 1959 by and between

BARDALE REALTY INC.

a duly created South Carolina corporation, hereinafter called the Lessor, and

CHAS. S. TANNER CO.

a duly created Rhode Island corporation, hereinafter called the Lessee,

WITNESSETH:

. That the Lessor, in consideration of the rents and other payments, covenants and agreements to be respectively paid, kept and performed by the Lessee, as hereinafter provided does hereby demise and lease to the Lessee that certain lot of land with all buildings, improvements and appurtenances thereon, including railroad sidings, and located on 450 Furman Hall Road in the City of Greenville and County of Greenville, State of South Carolina.

Said land and buildings are let for use solely by the Lessee, for the purpose of carrying on the business of manufacturing, storing, processing, packaging, shipping and distributing chemicals, goods, wares and merchandise and all purposes incidental thereto, and for no other use or purpose, without the written consent of the Lessor, and any other use or purpose shall be subject to all the remedies of the Lessor herein provided for breach of this indenture and also to the remedy of injunction.

TO HAVE AND TO HOLD the demised premises for and during the term of three (3) years commencing on the 1st day of November, A.D., 1959 and ending on the 31st day of October, A.D., 1962.

The Lessee shall yield and pay to the Lessor a yearly rent of Twelve Thousand (\$12,000.00) Dollars payable in equal monthly installments of One Thousand (\$1,000.00) Dollars each, in advance, on the first business day of each month during said term, the first payment to be made on November 1, A.D., 1959 and in like proportion for any less time.

The Lessee further agrees to pay for all taxes and special assessments, either by City or State, utilities, heat and maintenance of said building and

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