

LEASE AGREEMENT

THIS LEASE AGREEMENT is made this 22nd day of June, 19 72 by and between JEFFERSON STANDARD LIFE INSURANCE COMPANY, a North Carolina corporation with its principal office in Greensboro, North Carolina (hereinafter referred to as the "Lessor"), and HALOH, INC., a South Carolina corporation with its principal office in Greenville, South Carolina, (hereinafter referred to as the "Lessee").

WITNESSETH:

For and in consideration of the rents herein reserved and to be paid by the Lessee and in consideration of the covenants and agreements herein set forth to be kept and performed by the Lessee, Lessor does by these presents lease and demise unto the Lessee, and the Lessee does hereby hire and take from the Lessor, that certain tract or parcel of land (hereinafter sometimes referred to as the "premises" or the "leased premises") more fully and legally described on Exhibit A attached hereto and made a part hereof.

The premises are leased subject to such easements, restrictions, reservations, conditions, covenants and rights-of-way, if any, as are of record or which may be shown as exceptions in any policy of title insurance issued to the Lessor, as owner, insuring title to the premises; and the premises are leased subject further to any and all zoning ordinances, subdivision controls, building restrictions and governmental regulations and laws that presently affect or which may hereafter be applicable to the premises.

The premises are leased subject to that certain Real Estate Mortgage given by Robert L. Watkins, Jr., Tamara A. Watkins and Haloh, Inc. to The Citizens & Southern National Bank of South Carolina, Greenville, South Carolina, in the original principal sum of \$ 1,360,000.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1195, at Pages 71 through 77, inclusive, on June 16, 1971, at 1:18 P. M., which Real Estate Mortgage has been modified to increase the original principal sum to \$1,410,000.00, which modification agreement has been recorded in the R. M. C. Office for Greenville County in Mortgage Book 1226, at Pages 77-80 on the 17th day of March, 1972, at 12:42 P. M. and

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