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(South Carolina)

This instrument was prepared by:
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P.O. Box 3295
Portland, Oregon 97208

TERMINATION OF LEASE

This TERMINATION OF LEASE dated November 15, 1982, by and between NADAHC ASSOCIATES, a New York partnership ("Lessor") having an address c/o Proskauer Rose Goetz & Mendelsohn, 300 Park Avenue, New York, New York 10022, and EVANS PRODUCTS COMPANY, a Delaware corporation ("Lessee"), having an address at 1121 S.W. Salmon Street, Portland, Oregon 97208.

WITNESSETH:

WHEREAS, Lessor and Lessee entered into a Lease Agreement dated as of November 1, 1980, as amended to the date hereof (the "Lease"), whereby Lessor let and demised to Lessee the premises (the "Premises"), consisting of (i) Lessor's estate in the land described in Schedule A hereto (the "Land"), (ii) Lessor's estate in all buildings, structures and other improvements (including the attachments and other affixed property) now or hereafter located on the Land (the "Improvements") and (iii) the respective licenses, easements, rights, privileges and appurtenances relating to the Land and the Improvements, including but without limitation, all licenses, easements, rights, benefits and privileges under the agreements listed in Schedule A hereto, if any (the "Agreements");

WHEREAS, Lessor and Lessee entered into a Memorandum of Lease dated as of November 1, 1980 (the "Memorandum of Lease") which Memorandum of Lease was recorded November 11, 1980 in Deed Book 1137 at Page 143 in the Office of the RMC for Greenville County, South Carolina; and

WHEREAS, Lessor and Lessee desire that the Lease be terminated;

NOW, THEREFORE, in consideration of Ten Dollars (\$10) and other good and valuable consideration, the parties agree as follows:

The Lease is hereby terminated as of the date hereof. Lessor and Lessee agree that as of the date hereof, all of the obligations and liabilities of the parties with respect to the Premises are null and void and of no further force and effect, and Lessor and Lessee do hereby release and forever discharge each other of and from any and all obligations and liabilities arising from said Lease.

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