

LEATHERWOOD, WALKER, TODD & MANN

SOUTH CAROLINA  
GREENVILLE COUNTY

FILED  
GREENVILLE  
AUG 12 1983  
SOUTH CAROLINA

VOL 1194 PAGE 355 <sup>220</sup>

LEASE AGREEMENT

THIS LEASE AGREEMENT is made as of the 11th day of August, 1983, by and between CHEM-CLEAN, INC., hereinafter referred to as "Lessor," and TUSCARORA AQUISITION COMPANY, NO. 3, INC., hereinafter referred to as "Lessee."

W I T N E S S E T H :

Lessor, in consideration of the rentals hereinafter reserved and the covenants of Lessee to be kept and performed, does hereby lease unto Lessee, and Lessee hereby accepts for lease, for the term hereinafter specified, property in Greenville, South Carolina, more particularly described on Exhibit A attached hereto and incorporated herein by reference, together with all improvements located thereon (the "Property").

TO HAVE AND TO HOLD the Property unto Lessee, its successors and assigns, for the term and under the conditions hereinafter stated.

1. Initial Term. The term of this Lease shall commence on August 11, 1983, and, unless sooner terminated as hereinafter provided, shall continue until midnight February 28, 1987 (the "Term").

2. Rent and Manner of Payment. As rental for the Property, Lessee shall pay to Lessor the amount of the principal and interest payments accruing during the Term on the existing mortgage encumbering the Property in favor of Community Bank of South

--2 AUG 11 1983 7:42

18.0001

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX \$ 23.12

(CONTINUED ON NEXT PAGE)

5  
5  
0

2328-11-2