

deliver up the same at the expiration of this lease in good order and condition, ordinary wear and tear excepted. All such repairs, including repairs to the roof shall be at the cost and expense of the said lessee, POLAR PAINTS.

In the event of bankruptcy of the lessee or in the event that it should be placed in the hands of a receiver, or should make an assignment for the benefit of creditors, the lessor may, at his option, declare this lease immediately terminated and may take possession of the premises.

It is further agreed that if the lessee shall fail to perform any of its covenants and agreements herein contained or fail to pay the rent herein provided for when due, the lessor may enter into and upon the premises herein leased and repossess the same and, at his option, declare this lease terminated without prejudice to other remedies.

To the faithful performance of these covenants the lessor and the lessee hereto bind themselves, their heirs, executors, administrators, successors and assigns.

The lessee hereby acknowledges having in its possession a duplicate of this lease.

In witness whereof the said GUY B. FOSTER has hereunto set his hand and seal, and the said POLAR PAINTS has caused these presents to be signed by its duly authorized officers and its corporate seal to be hereunto affixed this 28th day of June, 1955.

IN THE PRESENCE OF:
G. J. Drayton
George Lester

Guy B. Foster (LS)
Lessor

POLAR PAINTS (LS)
Lessee

By Selene W. Seelling, Pres
And Bernice B. Lambell
VICE PRES.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

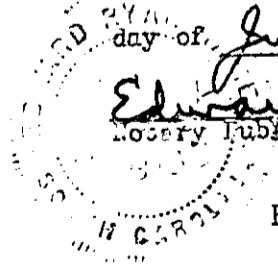
Personally appeared before me G. F. FRAYLICK who, being duly sworn, says that he saw GUY B. FOSTER sign, seal and as his act and deed deliver the foregoing lease; and that he saw Selene W. Seelling as Pres., and Bernice B. Lambell as Vice Pres. of POLAR PAINTS, sign, seal with the corporate seal, and as the act and deed of the said corporation deliver the foregoing lease, and that he with George Lester witnessed the execution thereof.

G. F. Fraylick

Sworn to before me this 8th

day of July, 1955.

Edward Ryan Hamer (LS)
Notary Public for South Carolina.



Recorded July 12th, 1955 at 4:55 P.M. No. 17781