



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

20143
FEB 10 1958

THIS LEASE AGREEMENT made and entered into this 10th day of February, 1958, by and between WOOTEN CORPORATION OF WILMINGTON, a South Carolina corporation, with offices at 13-17 South Main Street, Greenville, South Carolina, hereinafter referred to as the "Lessor", and THE HILTON-DAVIS CHEMICAL CO., an Ohio corporation, with offices at 2235 Langdon Farm Road, Cincinnati 13, Ohio, hereinafter referred to as the "Lessee";

WITNESSETH:

That the Lessor, in consideration of the covenants and conditions herein contained, and of the rental to be paid by the Lessee, does hereby lease and demise unto the Lessee the following described premises, to-wit:

All that parcel or lot of land lying and being in Chick Springs Township, County of Greenville, State of South Carolina containing 3.08 acres and being more particularly described according to plat prepared by Dalton & Neves for Hilton Davis Chemical Company in August 1957, as follows:

BEGINNING at an iron pin on the Western side of U. S. Highway No. 29, the joint corner with lands of J. M. Edwards et al, located 788.6 feet Northeastwardly from the intersection of said highway and Artillery Road, and running thence N. 31-32 W. 518.8 feet with the Edwards line to an iron pin; thence S. 43 W. 338.5 feet to an iron pin; thence S. 47 E. 500 feet to an iron pin on the Western side of U. S. Highway No. 29; thence with the said Western side of said highway N. 43 E. 200 feet to an iron pin, the point of beginning.

TO HAVE AND TO HOLD the said premises unto the Lessee for the term and at the rental and upon the covenants and conditions hereinbelow set forth.

1.1 The initial term of this lease shall commence upon the first day of the month following the month in which the building to be erected upon and the improvements to be made to the leased premises have been completed, according to plans and specifications which have been approved by Lessor

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