

FILED
GREENVILLE CO. S. C.

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DONNIE S. STARKENSLY

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

SUB-LEASE

This agreement by and between GREENVILLE WAREHOUSE AND DISTRIBUTING COMPANY, INC., (Landlord), and ARKON CORPORATION, (Tenant),

W-I-T-N-E-S-S-T-H:

WHEREAS, the Landlord leases certain property from Meta S. Dill on the southern side of Pendleton Road and Oil Mill Road in the County and State aforesaid, upon which are located two warehouse buildings containing 38,680 square feet more or less, a portion of which the Landlord herein desires to sub-lease to the Tenant herein; now, therefore, the parties hereto agree as follows:

1. The Landlord leases unto the Tenant, its successors and assigns, and the Tenant hires and accepts from the Landlord 7628 square feet of the building shown on the plot plan hereto attached as Exhibit A and made a part hereof as building No. 1, and the area in building No. 2 shown on such plot plan as an office.
2. In addition to the warehouse space leased hereunder, Tenant shall be entitled to use the loading dock of building ~~No. 1~~ and shall pay for the use thereof as additional rent hereunder, the sum of 7¢ per square foot for the portion of such loading dock arrived at by prorating the entire space of such loading dock between the Landlord and the Tenant on the basis of the space occupied by each in said building ~~No. 1, 2~~.
3. The term of this sub-lease is for one year beginning April 1, 1973 and ending March 31, 1974.
4. The ^{BASE RENT} rent payable, shall be the sum of \$ 536.00 per month, to be paid in advance on or before the 1st day of each month, PLUS ADDITIONAL RENTAL DUE UNDER PARAGRAPH 2 ABOVE.

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