

State of South Carolina,
County of Greenville.

L E A S E .

This Agreement made and entered into this 20th day of August, 1931, by and between C. C. Good and Greenville Trust Company, hereinafter referred to as LESSORS, and Piedmont Plush Mills, Inc., hereinafter referred to as LESSEE,

W I T N E S S E T H .

In consideration of the payments made and to be made by the Lessee as hereinafter provided, and of the covenants by the Lessee hereinafter set forth, the Lessors do hereby lease and demise unto the Lessee the buildings and lots hereinafter described:-

(1) All that certain piece, parcel or lot of land situate, lying and being on the North side of South Main Street, in the City of Greenville, being known and designated as lot No. 7, of the Thos. M. Walker Co., Inc., property, as shown on plat recorded in the R. M. C. office for Greenville County in Plat Book "E", at page 146, and having such metes and bounds as shown on said plat.

(2) All that certain piece, parcel or lot of land situate, lying and being on the South side of Chicora Street, in the City of Greenville, S. C., being known and designated as lot No. 38, on plat of the Thos. M. Walker Co. Inc., property, recorded in the R. M. C. Office for Greenville County in plat book "E", at page 148, and having such metes and bounds as shown on said plat.

Tract No. (1) being the property of Greenville Trust Company, and tract No. (2) being the property of C. C. Good.

To have and to hold unto the Lessee for and during the term beginning September 1st, 1931, and ending at midnight, August 31, 1932.

In consideration of the premises, the Lessee does hereby covenant and agree that it will pay unto the Lessor a rental of Six Hundred (\$600.00) Dollars, to be paid at the rate of Fifty (\$50.00) Dollars at the end of each and every month, beginning September 30th, 1931, during the life of this lease. Provided, however, that if said buildings are not ready for occupancy on September 1st, 1931, a proportionate part of said rent shall be abated until they shall be ready for occupancy.

It is mutually agreed that the Lessee shall have the right and privilege of extending this lease for an additional year, commencing September 1st, 1932, at a rental of Seven Hundred (\$700.00) Dollars, and for a third year commencing September 1st, 1933, at a rental of Eight Hundred (\$800.00) Dollars, otherwise upon the same terms and conditions as herein set forth. Provided, however, that the Lessee, in order to avail itself of this right and privilege, shall notify the Lessors in writing not less than thirty days prior to the expiration of this lease.

Should the Lessee fail to pay any installment of rent within thirty days after the same shall become due, or fail to perform any of the covenants or agreements herein contained, the Lessors may, at their option, either declare the rental for the entire term immediately due and payable, and proceed to collect the same, or may declare this lease terminated and take immediate possession of the premises, collection the rents up to the retaking of possession.

It is further mutually agreed that the Lessee may pay the rent herein provided to either of the Lessors, and that a receipt from either of the Lessors shall discharge the Lessee from any and all further liability on account thereof.

It is further mutually agreed that certain alterations and repairs to said buildings are necessary in order to adapt it to the Lessee's needs. It is agreed that the Lessee shall have the right to proceed to have these repairs made, and that there shall be deducted from the rent accruing to the Lessors one-half of the expense thereof, provided, however, that in no event shall the Lessors be liable for more than One Hundred (\$100.00) Dollars on account of said repairs.

The Lessee further covenants and agrees that it will neither do, nor permit to be done, anything that may render void or voidable any policy for the insurance of said premises against fire, or which may render any increase or extra premium payable for such insurance, and during the term of this lease the Lessee will furnish such lights, water and heat as it may need, at its own expense, and that at the expiration of this lease it will deliver up said premises in as good condition as they shall be at the beginning of this lease, reasonable wear and tear along excepted.

It is further covenanted and agreed by the parties hereto that should the building on said premises be destroyed or so damaged by fire or other cause as to be rendered unfit for occupancy, the rental herein provided, or a proportionate part thereof,

(OVER)