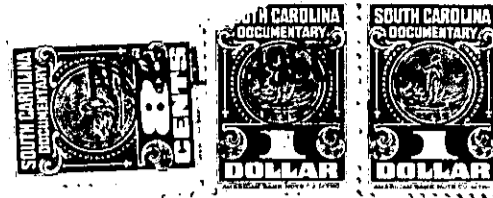


STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

L-E-A-S-E



THIS AGREEMENT made and entered into this 31st day of October, 1950, by and between GEORGE MANOS, of Greenville, S.C., hereinafter called the Landlord, and CAROLINA MANUFACTURING COMPANY, a corporation organized and existing under the laws of the State of South Carolina, with its principal place of business in Greenville, S.C., hereinafter called the Tenant,

W I T N E S S E T H :

In consideration of the payments made and to be made by the Tenant, as herein provided, the Landlord does hereby rent and lease unto the said Tenant the following described premises, to-wit:

The second and third floors of that three-story brick building situated at the Southeast corner of the intersection of College Street and Townes Street in the City of Greenville, S. C., said building fronting approximately 50 feet along the South side of College Street, and running back to a depth of approximately 90 feet along the East side of Townes Street; together with the stairway leading from Townes Street to the second and third floors of said building, and the exclusive use of the elevator and elevator entrance on Townes Street,

for the term of two years and two months, to commence the first day of November, 1950, and end on the 1st day of January, 1953, for which the said Tenant is to pay the Landlord as hereinafter provided.

The Tenant agrees to take the premises hereinabove described for the term named, and to pay the Landlord a rental therefor of Two Hundred and No/100(\$200.00)Dollars per month, payable monthly in advance, beginning November 1, 1950.

IT IS AGREED by the parties hereto that in the event the Tenant is unable to obtain the new machinery, equipment and raw material needed for the proposed expansion of his business, said Tenant shall have the option to terminate this lease as to the third floor space on January 1, 1952, but said lease shall thereafter continue in full force and effect as to the remainder of the property described above, except that the Tenant shall pay a rental of One Hundred Twenty and No/100(\$120.00)Dollars per month for the balance of said term in lieu of the rental above provided.

The Tenant agrees to take the premises as they now stand unless otherwise stipulated herein, and to use the same for the manufacturing and storage of textile products.

It is understood that the Landlord shall promptly repair the elevator doors on the first floor of said building, and shall also make such repairs in the toilet on the third floor as to put it in a good operating condition.

The Tenant further agrees to pay all water, gas and electric power charges used on said premises during the term of this lease, and keep the same in a clean and sanitary condition, and deliver the said premises at the termination of said lease in as good condition as he finds them, ordinary wear and tear excepted.

The Tenant may at his option repair and decorate the interior of said building at any time during the term of this lease and may also erect temporary partition walls at such time and such places he may deem necessary for the proper operation of his business on the premises.

IT IS FURTHER AGREED between the parties that if the building on said premises should be partially or totally destroyed by fire or other casualty, then this lease may at the option of the Tenant be terminated.