

The Lessee shall make no alterations of a structural nature without the written consent of the Lessor.

Such alterations or improvements as may be made by the Lessee may be removed during the term of or at the expiration of this lease, provided the cost of removal is borne by the Lessee and provided such removal will not damage the building or premises in any way.

The Lessee agrees to make no unlawful or offensive use of the premises or to do or permit anything to be done thereon which would constitute or become a nuisance.

At the expiration of this lease, the Lessee agrees to surrender possession of the premises in as good condition as the premises are at the commencement of the term, ordinary and reasonable wear and tear alone excepted, provided, however, that the Lessee shall have fully performed the terms and provisions hereof, at which time the Lessee may remove all its machinery, equipment, appurtenances and property.

This agreement shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

WITNESSES:

Handwritten note: As to Lessor

Handwritten signature: Eugene L. Hope
As to Lessor

Handwritten signature: [Signature]
Lessor

Handwritten signature: Samuel Kleinman
As to Lessee

HONEA PATH SHIRT COMPANY, INC.

By *Handwritten signature: [Signature]*
President

Handwritten signature: Celia Jasuler
As to Lessee