

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE AGREEMENT

THIS AGREEMENT made and entered into this 1st day of March, 1955, by and between GEORGE LANOS, of Greenville, S. C., hereinafter called the Lessor, and CAROLINA MANUFACTURING COMPANY, a South Carolina corporation with its principal place of business in Greenville, S. C., hereinafter called the 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 herein provided, the Lessor does hereby rent and lease unto the said Lessee the following described premises:

(1) That three-story brick building situated at the Northeast corner of the intersection of College Street and Townes Street in the City of Greenville, South Carolina, fronting approximately fifty (50) feet along the Northern side of College Street and running back to a depth of approximately ninety (90) feet along the Eastern side of Townes Street, including the stairway leading from Townes Street to the second and third floors of said building and including the exclusive use of the elevator and elevator entrance on Townes Street;

(2) The entire ground floor area of the premises known as No. 34 College Street and fronting on the Northern side of College Street in the City of Greenville, South Carolina;

for a term to begin March 1, 1955, and end on December 31, 1956, for which the Lessee is to pay the Lessor as hereinafter provided.

The Lessee agrees to take the premises hereinabove described for said term and to pay the Lessor a rental therefor of Five Hundred (\$500.00) Dollars per month, payable monthly in advance. The Lessee shall pay the Lessor as rental for said premises on the 1st day of March and April, 1955, respectively, the sum of Three Hundred Fifty (\$350.00) Dollars per month.

The Lessee 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.

