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ASSIGNMENT AND ASSUMPTION OF LEASE

THIS AGREEMENT dated the 30th day of September, 1955 between FAIRVIEW MILLS, a South Carolina corporation, and BEAUNIT MILLS, INC., a New York corporation, having its principal office at 261 Fifth Avenue, New York City, New York.

W I T N E S S E T H :

WHEREAS, the real estate in Greenville County, South Carolina described as follows:

"All that certain piece, parcel or trace of land situate, lying and being near the Town of Fountain Inn in the County of Greenville, State of South Carolina, containing 36.26 acres, more or less, and being described according to a plat prepared by Piedmont Engineering Service, Greenville, S. C., dated May 26, 1950 entitled "Property of Fairview Mills near Fountain Inn, S. C.", said plat being recorded in the Office of the Register of Mesne Conveyance, Greenville County, South Carolina in Plat Book X at Page 46;"

together with the improvements thereon is leased by Continental Assurance Company to Fairview Mills under an Agreement of lease dated June 26, 1951 and under a short form of Lease dated June 26, 1951, recorded April 21, 1952, for a term expiring June 27, 1966 with provision for four successive extension periods of five years each at the option of the Lessee, which Agreement on the part of Fairview Mills is guaranteed by Julius Kayser & Co., a New York corporation, and

WHEREAS, Fairview Mills desires to assign the Agreement and the Lease to Beaunit Mills, Inc. which is desirous of assuming all liabilities and obligations of the Lessee and of Julius Kayser & Co. under the Agreement, Lease and guaranty accruing from the effective date of the assignment;

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt whereof is hereby acknowledged,