

just North of the leased premises, the Lessee shall have the option to accept title to that portion of the building extending across the alley, in lieu of requiring the Lessee to remove the building from said alley.

It is mutually understood and agreed that time is the essence of this Agreement, and that in the event the Lessee should be in default in the payment of the rental or any other obligation due under the terms of this Lease for a period of 60 days, the Lessor shall have the right to terminate this Lease, take possession of the premises and thereafter this Lease shall become null and void.

In consideration of the covenants and agreements on the part of the Lessor, the Lessee accepts the premises subject to all the terms and conditions hereinabove set forth and agrees to pay the rent in the manner hereinabove stipulated.

IN WITNESS WHEREOF, the parties have hereunto set their Hands and Seals to this instrument on this the day and year first above written.

Henry Theodore (L.S.)
Henry Theodore
LESSOR

In the Presence of:

Ruby R. Ferguson
John L. Parks

TEXTILE HALL CORPORATION (L.S.)
By: Jas. H. Woodside
Jas. H. Woodside, President
LESSEE

STATE OF SOUTH CAROLINA)
 :
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me John L. Parks and made oath that he saw the within named Henry Theodore, as Lessor, and Textile Hall Corporation, by Jas. H. Woodside, President, Lessee, sign, seal and as their act and deed deliver the within written Lease Agreement, and that he with Ruby R. Ferguson witnessed the execution thereof.

SWORN to before me, this 23rd day of October, 1957.

Ruby R. Ferguson (L.S.)
Notary Public for South Carolina

Recorded October 30th, 1957 at 10:30 A.M. # 25591