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GREENVILLE S. C.  
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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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LEASE

THIS AGREEMENT, Made and entered into this 1st day of Jan., 1960 by and between P. L. Bruce, Nora B. Bruce and T. S. Bruce, of Greenville, S. C., hereinafter called "Landlords" and SEW MAGIC, INC. of \_\_\_\_\_, hereinafter called "Tenant".

W I T N E S S E T H:

(1) That the Landlords hereby lease and demise unto the Tenant and the Tenant does hereby take and accept from the Landlords the following-described property:  
THE ENTIRE SECOND FLOOR CONTAINING APPROXIMATELY 17,000 SQ. FT. OF FLOOR SPACE OF ~~XXX~~ that certain building in the County of Greenville, State of South Carolina, on the northeast side of the New Buncombe Road, known as No. 910 New Buncombe Road.

(2) TO HAVE AND TO HOLD unto the Tenant, Tenant's heirs, executors, administrators, successors and assigns, for and during the term of 3 years, beginning on the 1st day of JANUARY 1960 and ending on the 31st day of DECEMBER, 1962.  
TENANT WILL HAVE PRIVILEGE TO TWO YEAR OPTION.

(3) Tenant, in consideration of the rental of said premises, agrees to pay to Landlords a rental of FIVE HUNDRED (\$500.00) Dollars per month in advance on the first day of each month

(4) Landlords agree to keep in good repair the roof, outer walls and downspouts of said building. It is understood and agreed that the roof, outer walls and down spouts, upon occupancy by Tenant under this lease, shall be considered sound and the Landlords shall not be called upon to make any inspection of or repairs to said portions of the building and shall not pay any damages from leaks or the condition of the roof, outer walls and down spouts should any occur, except damages due to the Landlords' negligence after written notice from Tenant and a reasonable time to repair such portions of the building has expired.

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