

DEC 13 5 04 PM 1961

STATE OF SOUTH CAROLINA

OLLIE FANNINGWORTH  
R. A. C.

LEASE

COUNTY OF GREENVILLE

THIS AGREEMENT, Made and entered into this 20 day of  
November, 1961 by and between F. L. Bruce, Nora B. Bruce  
and T. S. Bruce, of Greenville, S. C., hereinafter called "Landlords",  
and Sew Magic, Inc.  
of Greenville, SC, 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.

All that certain building in the County of Green-  
ville, State of South Carolina, on the northeast  
side of the New Buncombe Road, known as No. 916  
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 two years, beginning on the 1st day of Jan.  
1962 and ending on the 1st day of Jan., 1964.  
Tenant will have privilege to three 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.  
In event of option renewal landlord has the privilege to increase rent 10%.

(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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