

STATE OF SOUTH CAROLINA)
) LEASE AGREEMENT
 COUNTY OF GREENVILLE)

This agreement made and entered into this the 16 day of November, 1962, between Continental Laces, Inc., hereinafter called the Lessor and Emb-Tex Corporation, hereinafter called the Lessee.

W I T N E S S E T H

The Lessor hereinabove named for and in consideration of the covenants, terms and agreements hereinafter mentioned does hereby demise, and lease to the Lessee, its successors and assigns certain ^{buildings as are now constructed on} premises located on U. S. Highway 25 within the corporate limits of the the Town of Travelers Rest in Greenville County, State of South Carolina and having, according to a recent survey by C. C. Jones, Engineer, fourteen and one-half acres, more or less, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book AAA at Page 167 and reference is made to said plat for a complete description of the premises. Said premises described above are to be used for and in connection with the manufacture of embroideries and laces and such other use or uses as is necessary to properly conduct such a business.

FIRST: In consideration of the premises and improvements thereon, the Lessee agrees to pay to the Lessor as rental for said demised premises the full and just sum of \$21,000.00 per annum to be paid in equal quarterly installments, the first installment to be due April 1, 1963, and a like amount to be paid every three (3) months thereafter for and during the entire term of this agreement. The term of this lease shall be ten (10) years, from Jan. 1, 1963.

SECOND: The Lessee has a right of renewal of said lease under the same terms and conditions as herein stated for an additional term of ten years, provided the Lessee gives notice in writing to the Lessor of their intention to renew said lease at least thirty (30) days prior to the expiration date thereof.

THIRD: That Lessor will pay all taxes which shall be

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