



STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) LEASE

THIS LEASE, Executed in duplicate this the 28th day of NOVEMBER, 1966, by and between GREAT SOUTHERN WAREHOUSES, INC., hereinafter called "Lessor", and J. P. STEVENS & COMPANY, INC., hereinafter called "Lessee";

WITNESSETH:

That the Lessor in consideration of the rents, covenants and agreements hereinafter mentioned to be kept and performed by Lessee does hereby lease and rent unto the Lessee for a term of ten (10) years, commencing on the date of occupancy hereinafter defined; that certain property situate in the Town of Travelers Rest, in the County of Greenville, State of South Carolina, and more particularly described as follows:

All of that piece, parcel or lot of land in the Town of Travelers Rest, County of Greenville, State of South Carolina, containing three (3) acres, more or less, fronting on the Southern side of West Road and being a portion of that twelve (12) acre tract to be conveyed to Lessor by Monie Ree Glenn.

TO HAVE AND TO HOLD the same unto the said Lessee for the uses, purposes, terms and conditions herein mentioned.

The parties hereto, for themselves and their respective heirs, executors, administrators and assigns do hereby covenant and agree:

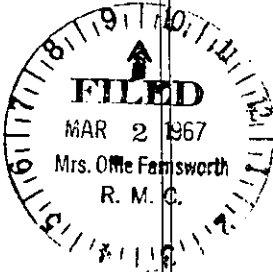
SECTION 1. Lessor hereby reserves and the Lessee agrees to pay a fixed rental of Twenty-Five Thousand Two Hundred and No/100 Dollars (\$25,200.00) per year, to be paid in advance not later than ten days after the beginning of each rental year during the term of this lease. No rental shall accrue or be payable hereunder prior to the date of occupancy.

SECTION 2. Lessor covenants and agrees to and with the Lessee, as a part of the consideration for the rental herein reserved, to cause forthwith, at Lessor's cost and expense, to be erected and placed on said premises, a warehouse which is to contain no less than 60,000 square feet of floor space, said building to be constructed of concrete blocks, and being identical to that warehouse belonging to Lessor situate in the Town of Slater, South Carolina, now being leased by the Lessee, and is to be subject to the approval of the engineers of the Lessee. The loading area and access road to said warehouse is to be paved. It is the intention of the Lessor that the construction of the warehouse is to be completed and the building ready for occupancy on or before June 1, 1967; in the event that the building is not completed and ready for occupancy within 90 days after the scheduled completion date of June 1, 1967, this lease is subject to cancellation at the option of Lessee.

Lessor covenants that the improvements on the demised premises will comply with all labor, sanitary and building

(Continued on next page)

GEORGE W. HARTZELL
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108 SECOND STREET
CHERAW, S. C.



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