

STATE OF SOUTH CAROLINA

LEASE

COUNTY OF GREENVILLE

This lease is between STAR MANUFACTURING CO., INC., as landlord, and DIANA LYNN SPORTSWEAR, INC., as tenant.

The landlord leases to the tenant, and the tenant hires and accepts from the landlord, the within described property for the term and upon the rents, agreements and conditions set forth below.

I. DESCRIPTION OF PROPERTY:

All those two lots of land in Greenville County, South Carolina, with the buildings and improvements thereon, on the southern side of Ellendale Avenue, being known and designated as lots 1 and 2, according to an unrecorded plat, and having the following metes and bounds:

Beginning at the corner of Lot No. 1 and property now or formerly of P. L. Campbell (which property was conveyed to P. L. Campbell by deed recorded in the R. M. C. Office for Greenville County in Deed Book 127, at page 389) and running thence with the line of the Campbell property S. 22-53 W. 151 feet, more or less, to a stake; thence N. 60-17 W. 150 feet, more or less, to a stake; thence N. 22-53 E. 151 feet, more or less, to a stake on the southern side of Ellendale Avenue; thence with Ellendale Avenue, S. 60-17 E. 150 feet to a point of beginning.

Being all the premises formerly occupied by the landlord.

II. USE:

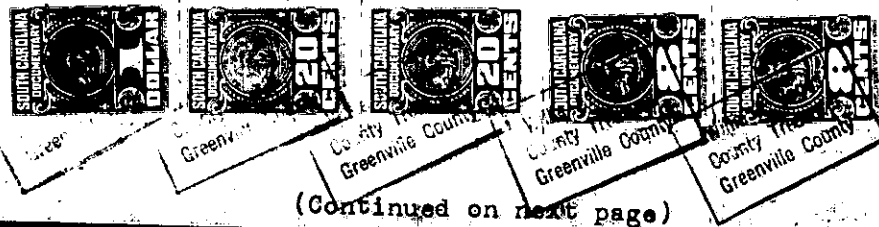
The rented premises shall not be used for any purpose other than the present use without the consent of the landlord, which consent shall not be unreasonably withheld.

III. TERM:

This lease is for a term of one (1) year, beginning April 11, 1971, and ending April 10, 1972.

IV. RENEWAL:

The tenant is granted forty-nine (49) successive options to extend the



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