

the price of thirty-five thousand (\$35,000.00) dollars upon terms set forth below.

If said option is exercised, said premises shall be conveyed at the registry office where a deed affecting the title to such premises is by law required to be recorded by a warranty deed conveying a good, clear record and marketable title to the leased premises free of all restrictions, liens and encumbrances.

The tenant may exercise this option at any time on or prior to February 11, 1976 by giving written notice to the landlord by registered or certified mail return, receipt, requested addressed to the landlord at the last address to which rent was paid under this lease. Such notice shall appoint the time for conveyance of the real estate which shall be not less than sixty (60) days nor more than ninety (90) days after the date on which the notice is mailed. The consideration shall be paid in cash or by certified or cashier's checks at the time and place of conveyance.

IN WITNESS WHEREOF the parties have caused this Lease to be executed this 9th day of April, 1971.

Witnesses to signature of Lessor:

George F. Fawn

STAR MANUFACTURING CO., INC.

By: [Signature]

Pres., Lessor

Brenda H. Smith

Witnesses to signature of Lessee:

[Signature]

DIANA LYNN SPORTSWEAR, INC.

Mary Mandillo

By: Warren G. Miller Pres
WARREN G. MILLER, Pres. Lessee

Approved for Star Manufacturing Co., Inc.

By: Cellie Kessler
Cellie Kessler

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