

FILED
GREENVILLE CO. S. C.

APR 19 3 15 PM '76

VOL 1049 PAGE 378

DORRIS S. STANLEY
CLERK

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

MODIFICATION AND ADDENDUM
TO RENEWAL LEASE

This Modification and Addendum to Renewal Lease made and entered into this 28th day of December, 1976, by and between Frank Towers Rice and Claire Fontaine Rice, Trustees, Lessors and Western Textile Products Company of Tennessee, Lessee, and Western Textile Products Company, Guarantor.

W I T N E S S E T H

WHEREAS, the parties hereto did, on January 15, 1976, enter into an Agreement renewing and extending a Lease originally executed between the parties on April 1, 1964, which Lease was for an additional period beginning February 1, 1976 and expiring at midnight, January 31, 1981 with an option to renew for an additional term of five (5) years beginning February 1, 1981, and

WHEREAS, the Lessee did agree to pay as annual rent during the primary renewal period the sum of Fifteen Thousand Five Hundred Forty-five and 52/100 (\$15,545.52) Dollars payable in monthly installments for One Thousand Two Hundred Ninety-five and 46/100 (\$1,295.46) Dollars, and

WHEREAS, subsequent to the execution of said renewal Lease, the Lessee did request and the Lessor did provide additional improvements to the demised property resulting in an additional Fourteen Thousand Seven Hundred Sixty-eight (14,768) square feet to be leased, the particulars of which are as shown on copies of letters to Western Textile Products Company from F. Towers Rice, Trustee dated June 7, 1976 and April 1, 1976, copies of which are attached hereto and marked "Exhibit A" and "Exhibit B" respectively and are incorporated herein by reference and made a part hereof, and

WHEREAS, in consideration of the additional area constructed by Lessor and work performed, the Lessee has agreed to pay an additional rent and agreed that it will renew its lease for the additional five (5) year term beginning on February 1, 1981.

NOW, THEREFORE, in consideration of the sum of Three and No/100 (\$3.00) Dollars paid by Lessee to Lessor and in further consideration of the above recitals, the receipt and sufficiency of which are all hereby acknowledged, the Lessors and Lessee do agree that for the remaining portion of the primary renewal term ending at midnight, January 31, 1981, it will pay an annual rental of Thirty-four Thousand Three Hundred Forth-eight and 80/100 (\$34,348.80) Dollars payable in monthly installments of

047711400

400M

B
V
E
O

4328 (W.2)