

Lessee shall not assign this lease or sublet the premises or any part thereof without the consent in writing being first obtained from the Lessor, which consent the Lessor agrees not unreasonably to withhold.

This agreement shall be binding upon the parties hereto, their successors and assigns.

Lessor and Lessee warrant that each is duly authorized and empowered to execute this lease agreement by the officers signing on behalf of the respective parties.

The failure of the Lessor to insist upon strict and/or prompt performance of the terms, covenants and provisions of this lease or any of them and/or the acceptance of such performance thereafter shall not constitute or be construed as a waiver or relinquishment of Lessor's rights to thereafter enforce the same.

In the event Lessor fails to perform the obligations of the Lessor under this agreement and such failure continued for fifteen (15) days after written notice thereof is given to Lessor, then the Lessee may declare this lease terminated after ten (10) days notice by registered mail of its intention to do so, given to:

Textile Hall Corporation, P. O. Box 5823, Greenville, S. C. 29606, and to Liberty Life Insurance Company, P. O. Box 789, Greenville, S.C., 29602.

IN WITNESS WHEREOF, said corporations have caused their corporate seals to be hereunto affixed and these presents to be subscribed by their duly authorized officers the day and year first above written.

IN THE PRESENCE OF:

[Signature]
Battle B. Miller

[Signature]
[Signature]

TEXTILE HALL CORPORATION (SEAL)

By [Signature]
Yancey S. Gilkerson, President

And [Signature]
Secretary

DAVID GESSNER COMPANY
HOWARD BROTHERS DIVISION

By [Signature]
David M. Gessner - President

And [Signature]
Donald F. Mateer - Treasurer

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