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SHORT TERM LEASE

THIS AGREEMENT, made and entered into this ¹³ day of January, 1978, between GREENVILLE ASSOCIATES, a South Carolina limited partnership having offices c/o P.H. Pierce & Co., 26 Broadway, New York, New York, as Lessor, and CREATIVE FABRICS, INC. EMPLOYEES PENSION PLAN, a New York trust having offices c/o Creative Fabrics, Inc., 124 West 36th Street, New York, New York, as Lessee.

WITNESSETH:

That Lessor, for and in consideration of the rents, covenants and conditions set forth in that certain Indenture of Lease dated January ¹³, 1978 has let and demised to Lessee and does hereby let and demise to Lessee, that real property situate in the City of Greenville, County of Greenville and State of South Carolina, as described in Exhibit A attached hereto and made a part hereof, together with certain appurtenances thereto. The aforesaid Lease is and shall be for a term of six (6) years commencing on the ¹³ day of January, 1978 as provided in said lease, the terms, covenants and conditions of which lease are by this reference incorporated herein and made a part hereof as if the same were fully set forth herein.

This Lease and the Lease described and all of their terms, covenants and conditions shall extend to and be binding upon the successors and assigns of the parties hereto.

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