

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) SUB-LEASE AGREEMENT

THIS INDENTURE OF LEASE, made and entered into this 18th day of May, 1978, and executed in duplicate, by and between Outlaw Industries, Inc., a South Carolina corporation having its principal place of business in Greenville County, South Carolina (hereinafter referred to as "Lessor") and Diane Young Sportswear, Inc., a New York corporation having its principal place of business at 1250 Broadway, New York, New York, 10001 (hereinafter referred to as "Lessee");

W I T N E S S E T H:

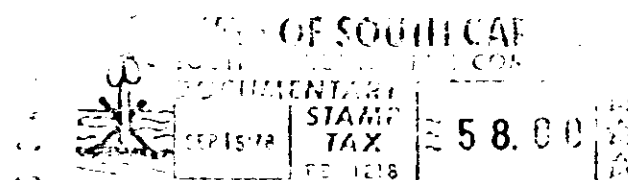
In consideration of the rentals, covenants and conditions hereinafter set forth, and intending to be legally bound thereby, Lessor and Lessee do hereby covenant and agree as follows:

1. Lease of Premises: The Lessor does hereby lease and demise to the Lessee, and the Lessee does hereby take and hire from the Lessor, upon and subject to the terms, conditions, covenants and provisions hereinafter set forth, that certain piece, parcel or lot of land, situate, lying and being approximately two miles south of Greer on State Highway No. 14 in Greenville County, South Carolina, shown on Exhibit A attached hereto and made a part hereof, together with the warehouse building containing approximately 100,000 square feet, an exclusive parking area, and improvements constructed thereon, all being sometimes hereinafter referred to as the "demised premises". The demised premises is a portion of a 36.76 acre parcel of property leased by Lessor from Frank L. Outlaw, II by Lease Agreement dated October 15, 1977, A MEMORANDUM of such Lease Agreement having been recorded in the R.M.C. Office for Greenville County, South Carolina on February 15, 1978 in Deed Book 1073, at Page 720.

2. Term: TO HAVE AND TO HOLD the demised premises and improvements thereon for and during a primary term of two (2) years,

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