

STATE OF SOUTH CAROLINA)
) LEASE AND OPTION TO PURCHASE
COUNTY OF GREENVILLE)

This agreement entered into this 1st day of May, 1981, by and between Venturebile Development, a partnership, and Plasticbilt Company, Inc., hereinafter referred to as Lessor, and Quality Textiles, Inc., hereinafter referred to as Lessee, witnesseth:

(1) For and in consideration of the rental hereinafter provided and the mutual covenants herein contained, Lessor hereby leases unto Lessee the following described premises to-wit:

All that piece, parcel or lot of land with existing building and all improvements thereon lying and being on the north side of Warehouse Court near the City of Greenville, State of South Carolina, the same being shown and designated as the property of Venturebilt on a Plat prepared by Campbell and Clarkson Surveyors, Inc. dated April 12, 1974, and recorded in the R. M. C. Office of Greenville County in Plat Book 5G at Page 92, consisting of .26 acres, and having the following metes and bounds, to-wit:

Beginning at a point on the edge of the concrete pavement of Warehouse Court 189.3' southwest of Artillery Road, the same being at the southern corner of the trapezoidal figure shown on said Plat; thence N. 39-45 W. 139.35 ft. to a point; thence N. 49-30 E. 79.65 ft. to a point; thence S. 39-45 E. 147.2 ft to a point on the edge of the concrete pavement of Warehouse Court; thence S. 55-08 W. 80 ft. to the point of beginning at the edge of the concrete pavement on Warehouse Court, together with the building and improvement thereon.

(2) The term of this Lease shall begin on May 1, 1981, and end on August 31, 1982.

(3) The rent for the leased premises, which Lessee hereby agrees to pay, is at the monthly rate of Five Hundred Fifteen and no/100ths Dollars (\$515.00), which said rental shall be payable on the first day of each month commencing May 1, 1981; provided, that an additional month's rental is being paid upon the execution hereof, which rental shall apply to the final month of the aforementioned lease period.

(4) Lessee will, during the term of the Lease, keep the said premises in good and tenantable repair, externally and internally, and shall pay all charges for water, electricity and heat used upon said premises.

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CLERK

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