

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

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R.M.C.

LEASE

LEASE, dated this 21 day of March, 1980, by and between RUTH FASHIONS, INC., a South Carolina corporation with its principal place of business at 121 West Broad Street, Greenville, South Carolina, 29601, hereafter called Lessor, and GREGGE SPORT LTD., a New York corporation with its principal place of business at 1407 Broadway, New York, New York, 10018, hereafter called Lessee.

80-4643

FOR AND IN CONSIDERATION of the mutual promises herein contained, it is agreed:

1. The Lessor leases to the Lessee and the Lessee leases from the Lessor the sewing machines, equipment, attachments, and additions thereto, (sometimes referred to as "the Property"), located in the building owned by Broad Realty, Inc. at 121 West Broad Street, Greenville, South Carolina, and described in the Schedule attached hereto, for the term of five (5) years beginning July 1, 1980, and ending June 30, 1985, unless sooner terminated as herein provided, upon the terms, covenants, and conditions hereinafter set forth.

2. The Lessee shall pay the Lessor as rent therefor the sum of Thirty Thousand (\$30,000.00) Dollars, payable in equal monthly installments of Five Hundred (\$500.00) Dollars, in advance on or before the first day of each month during the term of this lease. The Lessee shall pay the rent for the first month upon execution of this lease.

3. The Lessor and the Lessee shall stipulate in the attached Schedule the condition of each item of Property, and the Lessor represents that each such item shall be in the operating condition so stipulated as of the date of the Schedule.

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