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FRANSMORTH  
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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

LEASE AGREEMENT

THIS INDENTURE made this 30th day of August, 1948, between the Belk-Simpson Company of Greenville, South Carolina, Inc., a corporation created and existing under and by virtue of the laws of the State of South Carolina, and having its principal offices in the City of Greenville, County and State aforesaid, hereinafter called the Lessor, party of the first part, and Sweetwear Shirt Corporation, a corporation created and existing under and by virtue of the laws of the State of New York, and having its principal offices at 230 Fifth Avenue, Borough of Manhattan, City of New York, State of New York, hereinafter called the Lessee, party of the second part,

W I T N E S S E T H:

WHEREAS, the Lessor is the owner in fee of a certain four-story brick mercantile building in the City of Greenville, County and State aforesaid, known and designated as No. 15 Bridge Street, and

WHEREAS, the Lessee is desirous of renting a portion of said building for the purpose of operating a shirt manufacturing business therein, and

WHEREAS, the said Lessee has, of even date, with these presents, entered into an agreement with W. H. B. Simpson and the Greenville Bargain House, Inc. and Belk-Simpson Company of Woodruff, South Carolina, Inc. whereby said Lessee has rented and leased certain furniture, fixtures and machinery located in the above described building for the purpose of operating a shirt manufacturing business therein.

NOW, THEREFORE, It is hereby mutually agreed by the parties hereto as follows:

