

IT IS FURTHER AGREED that the Landlord is to keep the said building in a good tenantable condition, keeping the roof, sidewalls, floors and stairways in a good state of repair at all times, and will keep and maintain the elevator at all times during the term of this lease in good operating condition.

IT IS FURTHER AGREED that the Tenant may install machinery, fixtures and other equipment necessary for the proper operation of his business at any time during the term of this lease, and upon the termination of said lease, the Tenant shall have the right to remove from said premises all such machinery, fixtures or other equipment, provided that all rent then due has been paid.

In the event of bankruptcy of the Tenant or in the event said Tenant is placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Landlord may, at his option, declare this lease terminated and may take immediate possession of the said premises.

IT IS FURTHER AGREED between the parties that within thirty (30) days next preceding the expiration of this lease, the said Landlord, his agents, prospective purchasers, prospective lessees or his assigns, may from time to time enter upon said premises for the purpose of viewing or showing said premises and may affix to some suitable part of said premises a notice to rent or to sell the same, or any part thereof, and keep the notice affixed without molestation by said Tenant.

Should the Tenant fail to pay any installment of rent provided for herein within ten (10) days of its due date, or to perform any of the covenants and agreements herein contained, the Landlord may declare this lease terminated and take immediate possession of the premises, collecting the rental up to the retaking of such possession.

TO THE FAITHFUL PERFORMANCE OF THESE COVENANTS these parties hereby bind themselves, their heirs, administrators, executors, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

In the Presence of:)

James Rexas)

W. J. Austin)
as to Landlord

William E. Davis)

Mrs. Inez Davis)
as to Tenant

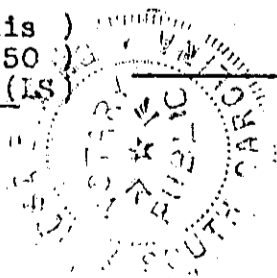
George J. Manos (LS)
Landlord

CAROLINA MANUFACTURING COMPANY (LS)
By W. J. Austin President
Tenant

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PERSONALLY appeared before me James Rexas who made oath that he saw the within named George Manos sign, seal and as act and deed deliver the within Lease, and that he with George J. Manos witnessed the execution thereof.

SWORN to before me this)
3/12 day of October, AD 1950)
Robert King (LS)
Notary Public for South
Carolina



James Rexas