

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

MEMORANDUM
 OF
 LEASE AGREEMENT

THIS AGREEMENT, made and entered into the 30th day of December, 1963 between FIVE TWENTY REALTY CORPORATION, a South Carolina corporation, hereinafter called Lessor, and HER MAJESTY UNDERWEAR COMPANY, a South Carolina corporation, hereinafter called Lessee,

W I T N E S S E T H :

In consideration of the rent and upon the terms and conditions set forth in a more detailed form of Lease Agreement bearing even date herewith, between the same parties and covering the same property, the Lessor hereby leases unto the Lessee, its successors and assigns, and the Lessee hereby accepts as tenant the following described premises (including the buildings and improvements thereon):

ALL that certain piece, parcel or tract of land situate, lying and being in the Town of Mauldin, Austin Township, Greenville County, State of South Carolina, containing 22.99 acres (exclusive of railroad right of way) as shown on a plat prepared by Piedmont Engineering Service, Greenville, S. C. dated December, 1957, entitled "Property of Five Twenty Realty Corporation", recorded in R.M.C. Office for Greenville County, South Carolina, in Plat Book KK, page 123, and having according to said plat and also according to a more recent plat prepared by Piedmont Engineering Service, dated June 15, 1960, entitled "Property of Five Twenty Realty Corporation", the following metes and bounds:

BEGINNING at an iron pin on the Northern edge of the right of way of U. S. Highway No. 276 at the Northwestern corner of the intersection of said U. S. Highway 276 and Bon Air Street, and running thence along the Northern edge of the right of way of said U. S. Highway No. 276 the following courses and distances: N. 80-41 W. 373 feet to an iron pin; N. 9-19 E. 7.5 feet to an iron pin, N. 80-41 W. 100 feet to an iron pin, N. 9-19 E. 10 feet to an iron pin, N. 80-41 W. 82 feet to an iron pin on the edge of the right of way of the C. & W. C. Railway, N. 80-41 W. 141.6 feet to a point in the center of the said right of way of the C. & W. C. Railway; thence along the center line of said right of way of the C. & W. C. Railway, N. 35-45 W. 782.8 feet to a point in the center line of said right of way; thence S. 80-41 E. 141.6 feet to a concrete monument on the edge of the said right of way of the C. & W. C. Railway; thence with the Northeastern edge of the said right of way of the C. & W. C. Railway N. 35-45 W. 861 feet to an iron pin on the Southern side of

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