

STATE OF SOUTH CAROLINA)

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COUNTY OF GREENVILLE)

L E A S E

THIS AGREEMENT made and entered into this 27 day of October

1977, at Greenville, South Carolina by and between TEXTILE HALL CORPORATION, a South Carolina corporation, hereinafter referred to as Lessor, and HOWARD BROTHERS MANUFACTURING COMPANY, a division of David Gessner Company, a Massachusetts corporation, hereinafter referred to as Lessee.

W I T N E S S E T H:

In consideration of the payments made and to be made by the Lessee as herein provided, the Lessor does hereby rent and lease unto the said Lessee, and the said Lessee does hereby lease and take the following described property to-wit:

All that area, buildings and premises in the City of Greenville, Greenville County, State of South Carolina, situated on the West side of Academy Street and the South side of Hampton Avenue, known as Annex #4 (containing 14,000 square feet); Annex #5 (containing 7,500 square feet) and Annex #6 (containing 3,600 square feet) and the Boiler House adjoining the rear of Annex #6 and Annex #4 and being contiguous thereto; and being shown and designated and outlined in red on the drawing labeled "Textile Hall Corporation, Nov. 1960" attached hereto and made a part of this lease.

TO HAVE AND TO HOLD for a term of thirty-six months, commencing on the first day of November, 1977, and ending at midnight on the 31st day of October, 1980, for which the said Lessee is to pay the Lessor as hereinafter provided.

The Lessee agrees to take the premises hereinabove described for the term named and to pay the Lessor therefor the annual rental of Eighteen Thousand and no/100 (\$18,000.00) Dollars, payable in advance in equal monthly installments of Fifteen Hundred and no/100 (\$1,500.00) Dollars per month beginning November 1, 1977.

The Lessee agrees to take the premises as they now stand, unless otherwise stipulated herein, and to use the same in the business of the Lessee and for no other purposes.

C O U N T Y

D E P U T Y

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