

10. Assignment and Subletting. Prior written permission of the Lessor is required before Lessee may assign or sublet all or any part of the premises.

11. Hold Over. Any hold over occupancy by the Lessee shall be on a month to month basis only and subject to all the terms and conditions of the lease except for the rent which shall increase.

12. Remedies. If any default of Lessee shall remain uncorrected ten (10) days after written notice is given, the lease may be terminated by the Lessor.

13. Miscellaneous. This lease and all covenants and conditions herein contained shall bind and/or inure to the benefit of all parties hereto and their respective heirs, executors, administrators, successors and assigns.

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

IN THE PRESENCE OF:

Wilton H. Lutz  
John D. Allen

BANKERS TRUST OF SOUTH CAROLINA  
as Trustee under the Last Will  
and Testament of John Abner McMahan

By: James P. Moore, Jr.  
Its Vice President and Trust Officer

Leonra C. McCall  
Leonra C. McCall

Mathew W. Clary, Jr.  
Mathew W. Clary, Jr.

Carol L. Clary  
Carol L. Clary  
LESSORS

IN THE PRESENCE OF:

Rosalee Green  
[Signature]

FABRIC WORLD, INC.

By: John M. [Signature]  
LESSEE

RESID

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