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event the building now under construction on this property is completed prior to October 1, 1959, the Lessee may enter into possession immediately upon completion and shall pay pro rata rent for such period as it may occupy the same prior to October 1, 1959. In the event the premises are not completed and ready for occupancy by October 1, 1959, then the Lessee shall take possession on the date of completion and the rent shall be proportionately abated.

The Lessee agrees to take the premises above described for the term named and to pay Lessor therefor an annual rental of One Hundred Twenty Thousand (\$120,000.00) Dollars, payable in equal monthly installments of Ten Thousand (\$10,000.00) Dollars in advance, beginning October 1, 1959., subject to the rental increase as herein-after provided for.

The Lessee agrees to take the premises as they now stand unless otherwise stipulated herein, and to use the same in the manufacture and sale of textile products of any kind and for no other purpose.

The Lessee agrees to pay all water, gas, heat and electric power charges used on said premises during the term of this lease and to keep said premises in a clean and sanitary condition and deliver them at the termination of said lease in as good condition as it finds them.

The Lessee agrees to keep in good repair the roof, outer walls, downspouts, foundation, structural parts and any parking area, and to make all interior repairs to the building which may be necessary to keep said building in substantially as good condition as when received, loss or damage by ordinary wear and tear and natural decay and by fire or other casualty excepted.

The Lessor agrees that it will, at its own cost and expense,

(Continued on Next Page)