

(10) Tenant shall have the right to assign or sublease the within premises with the prior written consent of the Landlords. However, any such assignment or subleasing shall not release Tenant from liability on this lease.

(11) Tenant covenants and agrees with Landlords that Tenant will not use or permit said premises to be used for any unlawful purpose nor permit thereon anything which may be or become a nuisance, and that Tenant will not do or permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire or which may cause the Landlords to have to pay a fire insurance premium at a rate in excess of that which they are now forced to pay by reason of the business conducted by Tenant.

(12) Tenant shall keep, save and hold harmless the Landlords from any and all damages and liabilities for anything and everything whatsoever arising from, or out of, the occupancy by, or under the Tenant, the Tenant's agents or servants, and from any loss or damage arising from any fault or negligence by Tenant, or any failure on the Tenant's part to comply with any of the covenants, terms and conditions herein contained, or otherwise, or whether it be caused by, or be due to, the failure of the Landlord to perform any of the covenants herein, expressed or implied, that are to be performed by the Landlords.

(13) Tenant agrees to use the demised premises for the operation thereon of a Garment Factory.

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

WITNESSES:

[Signature]

[Signature]

[Signature]  
[Signature]

(Continued on Next Page)

[Signature] (SEAL)  
P. L. Bruce

[Signature] (SEAL)  
Nora B. Bruce

[Signature] (SEAL)  
T. S. Bruce  
LANDLORDS

Sew Magic, Inc.  
By [Signature] (SEAL)  
President

Attest: [Signature] (SEAL)  
SECRETARY/TENANT