

BOOK 716

STATE OF SOUTH CAROLINA )

A G R E E M E N T FEB 19 10 26 AM 1963

COUNTY OF GREENVILLE )

OLLIE

THIS AGREEMENT made and entered into this 11 day of February, 1963, by and between TEXTILE HALL CORPORATION, a South Carolina Corporation, hereinafter referred to as Lessor, and HOWARD BROTHERS MANUFACTURING 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, and of the mutual covenants, all of which are set forth in that Lease dated November 1, 1962, between the parties hereto, the Lessor does hereby lease and demise and the Lessee does hereby lease and take a portion of certain property situated on the West side of Academy Street and South side of Hampton Avenue in the City of Greenville, South Carolina, and which is more particularly described as follows:

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.

It is understood that the only reason for this instrument is to give notice of said Lease Agreement, which said Lease Agreement constitutes the agreement between the parties.

TO HAVE AND TO HOLD unto the said Lessee for and during the term beginning November 1, 1962 and ending on October 31, 1972 for a total period of ten (10) years.

RAINEY, FANT & HORTON ATTORNEYS AT LAW GREENVILLE, S. C.

(CONTINUED ON NEXT PAGE)