grns Sh TO HAVE AND TO HOLD unto the said Lessee for and during the term of ten (10) years, the commencement date to be determined as herein-

the term of ten (10) years and end on the last day of the tenth year after the commencement date.

This property is to be used for the manufacturing of carpeting and fabrics, and shall be used for no other purpose without first obtaining the written consent of the Lessor, which consent shall not arbitrarily be withheld.

Lessee shall have and is hereby given an option to renew this lease for an additional period of five (5) years upon the same terms and conditions and for the same rental as herein stipulated, provided Lessee shall notify Lessor in writing of its election to exercise said option not less than six (6) months before the expiration of the ten (10) year primary term hereof. In the event said option is exercised, this lease and all its terms and provisions shall stand renewed and remain in full force and effect during such renewal period. If Lessee exercises the first 5-year renewal option, Lessee shall have the privilege of exercising a second 5-year renewal option in the same manner. If the second 5-year renewal option is exercised, Lessee shall have the further option to renew and extend for a third 5-year term, following the same procedure. Lessee agrees to pay to the Lessor, and Lessor agrees to accept, a monthly rental of Two Thousand Two Hundred thirtyfour & 15/100 (\$2,234.15) Dollars , which Lessee agrees to pay in lawful money of the United States, in advance, not later than fifteen (15) days after the first day of each successive month following the effective date of this lease, during the primary term and any extension or extensions of the said lease, payable at the office of the Lessor in the 252 Pleasantburg Building, Greenville, South Carolina, or such other place as Lessor may designate. (CONTINUED ON NEXT PAGE)