

equipment, and attachments shown on the Schedule attached hereto, or so much thereof as shall then be in existence, "as is", in the condition and state of repair in which they shall be at the time of exercise of this right, provided it shall notify the Lessor of its intention to exercise this right no later than the time of exercise of the option to renew the lease for the premises. The purchase price therefor shall be the sum of One Hundred (\$100.00) Dollars, payable at the time of exercise of this option.

12. The Lessee shall execute and deliver to the Lessor such instruments and financing statements which the Lessor may reasonably require at any time for recording purposes to evidence this lease and the title to the Lessor to the property.

13. Unless either party shall notify the other to the contrary, all notices required hereunder shall be sent by certified or registered mail to the addresses shown above and all rent paid to the Lessor at its address shown above.

14. This lease is binding upon and for the benefit of the parties hereto and their respective successors and assigns.

15. In the event the real property leased pursuant to lease bearing even date herewith between Broad Realty, Inc. and Gregge Sport, Ltd. is taken by any government authority under eminent domain, or by private purchase in lieu thereof, this lease shall terminate as of the date of such taking or purchase, and Lessor shall sell the sewing machines and other equipment which is the subject matter of this lease to Lessee for the sum of One Dollar (\$1.00).

IN WITNESS WHEREOF, the Lessor and Lessee have executed this lease on the date first above set forth.

WITNESS:

*Martha Cooper*  
*[Signature]*

*Lorraine Rosenfield*  
*Martha Cooper*

LESSOR:

RUTH FASHIONS, INC. (SEAL)  
BY: *Morris Weisz*  
Morris Weisz, President

GREGGE SPORT LTD. (SEAL)  
BY: *Martin Gregge*  
Martin Gregge, President

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