

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

LEASE AGREEMENT

(1) THIS AGREEMENT OF LEASE made and entered into this 2nd day of September, 1970, by and between SHOPS, INC., a South Carolina corporation with its principal place of business in Greenville, South Carolina, hereinafter called "Landlord", and GANTT MANUFACTURING CORPORATION, a South Carolina corporation with its principal place of business in Greenville, South Carolina, hereinafter called "Tenant";

W I T N E S S E T H:

(2) That in consideration of the covenants and agreements herein contained, the Landlord hereby demises and leases unto Tenant, its successors and assigns, the property described on Exhibit A, which is attached hereto and made a part of this agreement.

(3) TO HAVE AND TO HOLD the above-described premises unto the said Tenant, its successors and assigns, for and during the term commencing September 2, 1970, and ending September 1, 1981.

(4) Tenant shall pay to Landlord an annual rental of \$21,000.00, payable in equal monthly installments of \$1,750.00 in advance on or before the first day of each month, commencing September 1, 1970.

(5) Tenant shall be responsible for and pay all ad valorem taxes on the real estate herein described and improvements thereon.

(6) During the term of this lease, Tenant shall keep the building and improvements on the leased premises adequately insured against loss by fire or other casualty, and in the event of any loss as a result of which insurance proceeds are payable, Tenant shall use said proceeds forthwith to repair or replace the buildings or improvements damaged.

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