

It is understood and agreed that the Lessor shall keep the roof of the building in good repair at her own cost and expense. It is further understood and agreed that the roof is at the effective date of this lease considered sound and in good repair and the Lessor shall not be held liable for any damages by reason of the condition of said roof except after notice thereof by the Lessee and a reasonable length of time within which to make said repairs. The Lessor shall not be bound to inspect the premises in any manner whatsoever. With the exception of the roof, the Lessee shall make all alterations, repairs, and improvements provided for or permitted under the terms of this lease at its own cost and expense.

In the event of the bankruptcy of the Lessee or in the event that it should be placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Lessor may, at her option, declare this lease immediately terminated and may take possession of the premises.

It is further agreed that if the Lessee shall fail to perform any of its covenants and agreements herein contained or fail to pay the rent herein provided for when due the Lessor may enter into and upon the premises herein leased and repossess the same and at her option declare this lease terminated without prejudice to other remedies.

It is agreed by and between the parties hereto that the Lessee may continue to maintain a fence around all or any portion of the premises hereby demised, including the strip of land along Hammond Street, over which the said Waddy R. Thomson, as trustee, claims a right-of-way or easement for egress and ingress to and from his said property, which right-of-way and easement is disputed by the Lessor, provided however, that said Lessee shall first obtain the consent of the said Waddy R. Thomson, as trustee, to continue to obstruct said claimed passage by the erection of a fence. It is distinctly understood that the obstruction of said passageway by fence or otherwise shall be maintained only during the term of this lease or any renewal thereof and the consent to the maintaining of a fence or otherwise by the Lessor herein or by the said Waddy R. Thomson, as trustee, shall not be construed by either of said parties as an abandonment of his rights or claims in said passageway or easement and shall in no manner affect the claim of the said Eva Good or the claim of the said Waddy R. Thomson, as trustee, their successors and assigns to said easement or right-of-way.

In case the building on said property shall be damaged or destroyed by fire, casualty or the elements the Lessor agrees that said building will be repaired or rebuilt as speedily as possible at Lessor's expense and until such repairs have been made or the said building rebuilt the rent shall be abated proportionately.

It is further agreed that the Lessee shall furnish at its own expense all water, power, heat and lights used upon said premises.

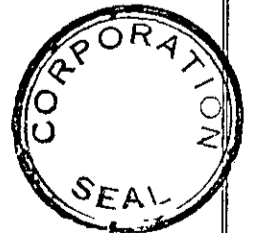
To the faithful performance of these covenants the parties hereto bind themselves, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the said Eva Good has hereunto set her hand and seal, and the said Southern Handkerchief Manufacturing Company has caused these presents to be signed by its duly authorized officers and its corporate seal to be hereunto affixed the day and year first above written.

In the Presence of:
Ollie J. Smith
B. D. Kennedy

Eva Good (L. S.)
Lessor.

SOUTHERN HANDKERCHIEF MANUFACTURING COMPANY (L.S.)
BY: W. R. Thomson
Prest.
And: W. R. Thomson, Jr.
Lessee Treas.



STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

PERSONALLY appeared before me Ollie J. Smith being duly sworn says that he saw the within named Eva Good sign, seal and as her act and deed deliver the foregoing lease; and that he saw W. R. Thomson as President, and W. R. Thomson, Jr. as Treasurer of Southern Handkerchief