

RIDER

attached to and made part of lease dated July 22, 1945 between PShepsal Realty Corp., Landlord, and Piedmont Shirt Company Corp., Tenant, affecting the two buildings at Buncombe Road, Greenville County, Greenville, S.C.

35. The tenant covenants, within one year from date, to install an air-cooling system in the larger of the two demised buildings, and an air-conditioning unit in the office portion of said building, the total cost of which shall be at least \$10,000. Said air-cooling system and air-conditioning unit, when installed, shall become and remain the property of the landlord.

36. The rent provided for herein is based upon the following computation:

- (a) The two-story building containing 64,000 square feet - twenty-five cents per square foot for the first year, and forty cents per square foot thereafter, the reduced rate for the first year to compensate the tenant for cost of installation of air-cooling and air-conditioning systems;
- (b) Small storage building containing 5,000 square feet - twenty cents per square foot.

37. The tenant shall provide and pay for the heating and lighting in the demised premises and shall be responsible for all minor repairs, any provisions to the contrary herein notwithstanding. The landlord shall be responsible for and make all major repairs.