

TENTH: In consideration of the terms of this agreement, the Lessors agree to construct a building on the premises herein described in accordance with the attached general specifications and that said building will comply in all respects with the laws of the state of South Carolina and/or the laws of the U. S. of America, regulating manufacturing plants similar to the one to be operated on the premises herein described, and with particular respect to the laws regulating safety, health and sanitation.

ELEVENTH: The Lessors expressly grant to the Lessees, their executors, administrators or assigns, the right to assign this lease to any person, persons or corporation without consent of the Lessors and further that the Lessees may at their option sub-let all or any part of the premises without consent of the Lessors. In the event the assigns or the sub-tenant or Lessees desire to materially or substantially change the use of said premises from that of manufacturing cloth garments then and in that event permission of Lessors must first be obtained in writing.

TWELFTH: Any alterations or repair made to the premises by the Lessees must be paid for by the Lessees unless consent of the Lessors is first obtained. It is further understood and agreed that no substantial changes, alterations or additions to the building structure will be permitted without consent of the Lessors, and Lessors further agree that any substantial alterations, extension or addition to the first structure will be permitted and will be constructed by them in accordance with the specifications and plans agreed to by the parties under the same terms and conditions of this agreement. The rental for said new construction or addition to be based upon the cost of construction in the same ratio as provided for the rental of the building now under construction. Said new construction to be based upon terms and conditions to be agreed on between the parties.

THIRTEENTH: The covenants and agreements herein contained shall apply to and bind, and enure to the benefit of the heirs, personal