

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE) LEASE

WHEREAS, the parties to this Agreement did enter into a certain Lease on November 20, 1961, and did enter into a Lease Modification on March 1, 1962, and the parties desire to rescind the same and enter into a new Lease Agreement,

Now, therefore, in consideration of the premises and the mutual covenants herein contained, it is agreed by P. L. Bruce, Nora B. Bruce and T. S. Bruce, of Greenville, S. C., hereinafter called Landlords, and Sew-Magic Inc., a corporation duly organized under the laws of the State of South Carolina, having its principal place of business in Greenville, South Carolina, hereinafter called Tenant, as follows,

WITNESSETH:

1. That the Lease Agreement of November 20, 1961, and the Lease Modification of March 1, 1962, by and between the parties to this agreement be and the same are hereby rescinded and canceled as of this date,

2. That for and in consideration of the rental and the covenants hereinafter set forth, the Landlords hereby lease and demise unto the Tenant the entire second floor, containing approximately seventeen thousand (17,000) square feet of floor space, in and to a certain building in the County of Greenville, State of South Carolina, on the northeast side of the new Buncombe Road, known as No. 916 New Buncombe Road.

3. That the rental hereunder is fixed at Seven Hundred and no/100 (\$700.00) Dollars per month, payable in advance on the first day of each month.

4. That the term of this Lease shall be for the period beginning April 1, 1962, and ending on December 31, 1963.

5. It is understood and agreed that the Tenant shall have the privilege

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