

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA) JUN 21 4 23 PM '76
COUNTY OF GREENVILLE) DONNIE S. TANKERSLEY
R.M.C.

LEASE AGREEMENT

THIS AGREEMENT, made and entered into this 7th day of June 1976, by and between META S. DILL, having an address at P.O. Box 203, Greenville, South Carolina 29603, hereinafter called "Lessor" and UNITED MERCHANTS AND MANUFACTURERS, INC., a corporation existing under the laws of the State of Delaware, having an office at 1407 Broadway, New York, New York, 10018, hereinafter called "Lessee",

W I T N E S S E T H :

IN CONSIDERATION of the covenants and conditions hereinafter contained and of the rental to be paid by the Lessee, Lessor does hereby lease and demise unto the Lessee the premises situate, lying and being in Greenville County, South Carolina, on a County road known as Oil Mill Road and lying between said Oil Mill Road and Railroad spur side tract and according to a recent survey by Carl F. Duncan having the following metes and bounds:

BEGINNING at an iron pin on White Horse Road in the center of line of Oil Mill Road and running thence with center of said Oil Mill Road N. 76-15 E. 726.3 feet; thence in a new line across property S. 02-26 E. 213.6 feet to old property line; thence S. 88-55 W. 710 feet to a point on northeastern side of Old White Horse Road; thence with said northeastern side of Old White Horse Road N. 03-34 W. 55 feet to the point of beginning and according to said survey contains 2.20 acres more or less (said premises sometimes hereinafter called the "demised premises").

TO HAVE AND TO HOLD said premises unto the Lessee for a term of five (5) years beginning on the day that construction of Lessor's Work (hereinafter described) on the demised premises shall be deemed completed (as such completion is hereinafter defined) and expiring five (5) years after the date on which the term of this lease shall commence.

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