

State of South Carolina,
County of Greenville.

L E A S E

The Greenville News-Piedmont Company, a corporation hereinafter referred to as the Lessor, in consideration of the rental hereinafter mentioned, has granted, bargained and released and by these presents does grant, bargain and lease unto The Piedmont Shirt Company, a corporation hereinafter referred to as the Lessee, for use as a shirt manufacturing plant, the four story brick building on the north side of East Court Street, now owned by the Lessor, reserving however, for the use of the Lessor, all of the first floor of said building except a space eighteen feet three inches wide, extending the full length of the building on the East side of the first floor, together with the space now set apart for office on the east side of the first floor of said building.

The term of this Lease shall be for the period of three years, commencing January 1, 1933, and ending December 31, 1935.

The Lessee, in consideration of the use of said premises for said term, promises to pay to the Lessor the sum of Two Hundred (\$200.00) Dollars per month, payable in advance between the first and tenth days of each month.

The Lessor agrees to build a partition on the first floor separating that part of the first floor to be occupied by the Lessee from that reserved by the lessor and agrees to pay one half of the total cost for the installation of certain lighting equipment, provided the total cost does not exceed Three Hundred (\$300.00) Dollars.

The Lessee agrees to take the building just as it stands and will use the premises for the business mentioned and no other. The Lessor agrees to repair the roof, should it leak. It is agreed that the roof is considered sound and the Lessor will not pay any damages from leaks should any occur. Use of the premises for any business other than herein called for shall cancel this Lease if the Lessor so desires and gives notice of same in writing. If the business is discontinued or the premises vacated before the expiration of this Lease, or if the rent is two months in arrears, then the whole of the unexpired rent becomes immediately due and payable. The Lessee agrees to make good all breakage of glass and all other injuries done to the premises during the term of this Lease, except such as are produced by natural decay. The Lessee agrees to carry liability insurance against boiler explosion, against injury to employees by operation of elevator and against damage to its merchandise by the sprinkler system in the building.

It is agreed that no repairs, improvements or alterations in the premises shall be made without the written consent of the Lessor, nor shall be made without the written consent of the Lessor. The Lessor agrees to maintain in good working order against normal usage the heating plant, the sprinkler system, elevator and plumbing in the building. The destruction of the premises by fire or other casualty, making it unfit for occupancy, shall terminate this Lease.

To Have and to hold the said premises unto the Lessee, The Piedmont Shirt Company, its successors and assigns, for said term.

Witness our hands and seals this 26th day of September, 1932.

Witnesses: W. M. Rast,
R. W. Davis,

The Greenville News-Piedmont Company,
BY: R. C. Peace, Vice president.
The Piedmont Shirt Company,
BY: Shepard Saltzman, President.

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Personally appeared before me W. M. Rast, who being duly sworn says, that he saw the Greenville News-Piedmont Company, Lessor, by it duly authorized officer, R. C. Peace Vice President, and the Piedmont Shirt Company, Lessee, by Shepard Saltzman, President. sign seal and as their act and deed deliver the within written Lease, and that he with R. W. Davis witnessed the execution thereof.

Sworn to before me this 26
day of September, 1932.
R. W. Davis, (SEAL)

W. M. Rast,

Notary Public for S. C.

S. C. Stamps \$2.88

Recorded this the 20th day of February, 1935, at 10:05 A. M.