

a rental of One Hundred Twenty-five Dollars (\$125.00) per month, payable in advance on or before the 10th day of each and every calendar month during the life of said lease.

The Lessee covenants and agrees that it will take said lot as it now is and make any necessary improvements at its own expense. Said Lessee further covenants and agrees that the Lessor shall have during the entire life of this lease the right to park one automobile upon said premises during the daytime at such place as Lessee may from time to time designate.

IT IS FURTHER COVENANTED AND AGREED that should the Lessee fail to pay any instalment of rent when due or breach any of the covenants and agreements herein contained, that the Lessor may at his option declare this lease terminated and take immediate possession of the premises. This remedy is not intended to be exclusive but shall be in addition to such other rights or remedies as may be available to Lessor under the law.

Should the Lessee go into bankruptcy or be placed in the hands of a receiver or make an assignment for the benefit of creditors, the Lessor may at his option declare this lease terminated and take immediate possession of the premises.

IN WITNESS WHEREOF the Lessor has hereunto set his hand and seal and the Lessee has caused this lease to be signed by its duly authorized officers and sealed with its corporate seal, this day and year first above written.

IN THE PRESENCE OF:

Ruby R. Ferguson
Gladys M. Greene
As to Lessor

[Signature] LS
LESSOR

L. M. Timmons
Elizabeth Tucker
As to Lessee

TEXTILE HALL CORPORATION (LS)
By [Signature]
And Paultha M. Green, Secy.
LESSEE

RAINEY, FANT,
BRAWLEY & HORTON
ATTORNEYS AT LAW
GREENVILLE, S. C.

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