STATE OF SOUTH CAROLINA)
                   :   L E A S E
COUNTY OF GREENVILLE)

This Agreement made and entered into this 2 2 day of October, 1957, by and between HENRY THEODORE, hereinafter referred to as LESSOR, and TEXTILE CORPORATION, hereinafter referred to as LESSEE,

W I T N E S S E T H :

The Lessor does hereby grant and lease unto the Lessee the following described real estate:

> "All that certain piece, parcel or lot of land on the Western side of North Academy Street, in the City of Greenville, said lot having a frontage of 76 feet on Academy Street and extending back to a depth of 167.6 feet on one side and 168.8 feet on the other side to a 15-foot alley in the rear; being the same property described in the Deed of Caroline B. Moseley to Henry Theodore recorded in Deed Book 367, at page 148, R.M.C. Office for Greenville County. ALSO, all right, title and interest of the Lessor in and to a 15 foot alley extending along the Western side of said lot, and all right, title and interest in a 12 foot walkway extending along the Northern side of said lot."

subject to the following terms and conditions:

1. This Lease is to begin January 1, 1958, and extend to December 31, 1966.

2. The agreed rental is $125.00 per month payable in advance during the period of this Lease.

3. As a part of the consideration for this Agreement, the Lessee agrees to construct upon said lot at its expense a building of masonry construction to contain approximately 9,000 square feet. During the period of this Lease, the Lessee agrees to pay all taxes assessed against said building and will pay insurance premiums on policy or policies in amounts sufficient to protect the interest of the Lessor. The Lessor will pay taxes assessed against the lot.

4. Further, as a part of the consideration for this agreement, the Lessor does hereby grant unto the Lessee the option to extend the period of this Lease for two additional periods of six years and four years respectively from the expiration of the original Lease, provided the Lessee