

It is further agreed and understood that the above described property is leased to the Lessee for the purpose of conducting therein and thereon a trucking terminal and Lessee agrees to conduct said business and to use said premises in a lawful manner and to in no way use the property in such a manner as to be or become a nuisance nor to use the property in any manner which would cause an increase in insurance premium for fire and extended coverage insurance on the building, and at the cancellation or termination of the lease to surrender said premises in as good condition as they now are, reasonable wear and tear excepted. The Lessors agree to keep the walls, roof and structural parts of the building in good repair but all other repairs are to be the responsibility of the Lessee. Should the Lessee desire to erect any additional walls in the building or to make any changes or alterations, the written consent of the Lessors shall first be required and, at the expiration or termination of the lease, such additions shall either become the property of the Lessors, or, if removed by the Lessee, the same shall be done at the cost of the Lessee without damage to the building.

The Lessee shall have the right to assign this lease or sublet the premises to any controlled subsidiary of Burlington Industries, Inc., without the written consent of the Lessors, but the Lessee shall not have the right to assign this lease or sublet the premises, or any portion thereof, to any other person, firm, or corporation without the written consent of the Lessors. It is understood and agreed, however, that the Lessors will not arbitrarily or unreasonably refuse to grant permission to assign this lease

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