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FILED
GREENVILLE CO. S. C.

11243

STATE OF SOUTH CAROLINA)
MAY 12 2 43 PM 1958)
COUNTY OF GREENVILLE)
OLIE B. SWARTH
REC'D.

LEASE

THIS AGREEMENT AND LEASE, Made and entered into this 10th day of May, 1958, by and between Trumax, Inc., hereinafter referred to as "Lessor", and Maxon Shirt Company, a corporation, hereinafter referred to as "Lessee",

W I T N E S S E T H:

That for and in consideration of the rental hereinafter mentioned and the covenants and conditions herein contained, the Lessor has granted, bargained and released, and by these presents does hereby grant, bargain and lease unto Maxon Shirt Company the following-described premises:

Lot with buildings and improvements thereon fronting 290 feet on the west side of South Carolina Highway No. 291, Greenville County, South Carolina, said improvements containing 64,665 square feet.

The term of this lease shall be for a period of ten (10) years, commencing October 10, 1958 and ending October 9, 1968.

In consideration of the use of said premises for said term, Lessee promises to pay to the Lessor the sum of \$ 3,233.25 per month, payable monthly in advance on the first day of each month.

Lessee shall have the right to use said premises for the manufacture of shirts and other articles of clothing.

Lessee hereby agrees to take the building just as it stands, and the Lessee shall only require of the Lessor the use of the premises for the business mentioned, but no other.

If the business is discontinued or the premises vacated before the expiration of this lease, Lessor may at its option either terminate this lease or declare the rent for the whole of the unexpired term immediately due and payable and take such action at law or in equity for collection of the same as it may desire.

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