

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 30 4 20 PM 1964

L E A S EOLLIE FARNSWORTH
R.M.C.

HOMER B. BERNEN, lessor, in consideration of the rental hereinafter mentioned, has granted, bargained and released and by these presents does grant, bargain and lease unto COURT INDUSTRIES, INC., a South Carolina corporation, lessee, for the manufacture, retail and wholesale of, and to otherwise deal in, women's and children's apparel, ^{and any other lawful purpose} the entire two-story building owned by lessor at the intersection of West Court Street and South Laurens Street in the City of Greenville, South Carolina.

The term of this lease shall be three (3) years, commencing on November 1, 1964 and terminating on October 31, 1967, and the rental shall be \$9,000.00 annually payable in monthly payments of \$750.00 on or before the first day of each month in advance. At the termination of the aforesaid three-year term of this lease, lessee shall have the option of extending this lease for an additional three (3) years by giving to the lessor written notice of its intention to do so at least six (6) months prior to the aforesaid termination date; such notice shall be in writing and shall be mailed to lessor at 870 5th Ave., N.Y. 21, N.Y. If the option to extend the term of this lease is exercised by lessee, the rental for said additional term shall be \$11,000.00 annually, payable in monthly payments of \$916.67 each on or before the first day of each month in advance.

All payments under this lease may be made to lessor at 870 5th Avenue, N. Y. 21, N. Y. by mail or otherwise.

Lessee shall be let into immediate possession of the leased premises upon the execution of this lease, with full rights as set forth herein, without liability for rent until November 1, 1964.

The lessee hereby agrees to take the building just as it stands.

The lessor shall be responsible for repairing the roof should it leak and all other outside structural ^{and non-structural} repairs; the lessor is not to pay any damages from leaks should any occur unless such damages occur after written notice to lessor and after a reasonable time for repair has elapsed. Lessee shall be responsible for inside repairs, except for major structural repairs which shall be the responsibility of lessor.

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