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GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

THIS AGREEMENT AND LEASE, Made and entered into this 1st day of November, 1957 by and between Trumax, Inc., hereinafter referred to as "Lessor", and Helco, Inc., 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 Helco, Inc. the following-described premises:

> A portion of the lot and building fronting 290 feet on the west side of South Carolina Highway No. 291, Greenville County, South Carolina, said portion of the building leased containing 3,000 square feet.

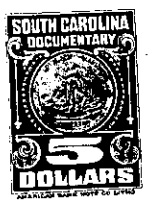
The term of this lease shall be for a period of five years and two months, commencing November 1, 1957 and ending December 31, 1962.

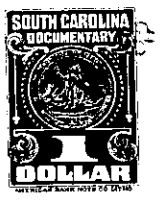
In consideration of the use of said premises for said term Lessee promises to pay to the Lessor the sum of $300.00 per month, payable monthly in advance on the first day of each month.

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 premises just as they stand, 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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