

SEP 23 10 24 AM '72

STATE OF SOUTH CAROLINA ELIZABETH RIDDLE
R.H.C. LEASE AGREEMENT
COUNTY OF GREENVILLE)

THIS SHORT FORM LEASE, made and entered into this 16th day of August, 1972, and executed in duplicate, by and between Blake P. Garrett and David H. Garrett, d/b/a Garrett and Garrett, a Co-Partnership, having its principal place of business in Greenville County, South Carolina (hereinafter referred to as "Lessor"), and Kufner Textile Corporation, a South Carolina Corporation having its principal place of business in Greenville County, South Carolina (hereinafter referred to as "Lessee"),

W I T N E S S E T H :

IN CONSIDERATION of the rentals to be paid by and covenants of the Lessee, the Lessor does hereby lease and demise to the Lessee, and the Lessee does hereby take and hire from the Lessor, for the term hereinafter provided, the following described premises:

All that certain piece, parcel or lot of land, containing 9.29 acres, more or less, situated, lying and being on the western side of U. S. Highway 276 and north of West Georgia Road, near the Town of Simpsonville in Greenville County, South Carolina, together with a building containing approximately 40,500 square feet, being of concrete block, brick and pre-stressed concrete construction, and all other improvements thereon, and being more particularly described on a plat designated as Exhibit A attached hereto and made a part hereof, all being sometimes hereinafter referred to as the "demised premises". In addition to the demised premises, during the term of this lease and any extension or renewal thereof, the Lessee shall have the unrestricted right and privilege of using for the purpose of ingress and egress, for itself and its customers or business associates, a private drive located on other property of the Lessor leading from the demised premises to West Georgia Road.

TO HAVE AND TO HOLD the demised premises and improvements thereon unto the Lessee for and during a primary term of ten (10) years from the commencement date hereof.

IT IS FURTHER AGREED that Lessee, at its option, shall be entitled to the privilege of extending the term of this lease for one (1) additional term of five (5) years by providing Lessor written notice of its intention to extend this lease not later than one hundred and twenty (120) days prior to the expiration of the primary term.

(Continued on next page)

For Plat see book 956, page 220