



STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.) L E A S E

THIS AGREEMENT made and entered into this 25th day of June, 1948 by and between SHEPSAL REALTY CORP., a corporation chartered under the laws of the State of South Carolina, hereinafter referred to as Lessor, and PIEDMONT SHIRT COMPANY, a corporation chartered under the laws of the State of South Carolina, hereinafter referred to as Lessee,

W I T N E S S E T H :

In consideration of the payments made and to be made by the Lessee as herein provided, the Lessor does hereby rent and lease unto the said Lessee the following described premises, to-wit:

That lot or parcel or land containing 3.02 acres, more or less, near the Town of Greer, Chick Springs Township, Greenville County, S. C., on the South side of Duport Street (formerly Franklin Street) shown on plat of R. A. Ford Property recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book R, page 141, and being the same property conveyed to Shepsal Realty Corp. by deed of Jeannette A. Ford and R. A. Ford dated December 17, 1947 and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 330, page 352; said property to include all improvements thereon, for the term of ten years to commence on the first day of July, 1948 and ending on the 30th day of June, 1958, for which the said Lessee is to pay the Lessor as hereinafter provided.

The Lessee agrees to take the premises hereinabove described for the term named and to pay the Lessor therefor an annual rental of EIGHTY-FIVE HUNDRED (\$8,500.00) DOLLARS payable in equal monthly installments of SEVEN HUNDRED EIGHT & 34/100 (\$708.34) DOLLARS in advance beginning July 1, 1948.

The Lessee agrees to take the premises as they now stand unless otherwise stipulated herein, and to use same in the manufacture and sale of textile products of any kind and for no other purpose.

The Lessee agrees to pay all water, gas, heat and electric power charges used on said premises during the term of this lease and to

Hainey, Fant, & Morrah, Attorneys At Law

*The Within Lease is hereby cancelled and terminated as of this date by mutual consent of the parties hereto.
In Witness Whereof the undersigned has caused this instrument to be signed by its duly authorized officers this 19 day of January, 1953.
On the Presence of:
Catherine Peden
Harry B. Schlon
Shepsal Realty Corp.
By Shepard Seltzman, Pres
Piedmont Shirt Company
By Shepard Seltzman Pres.*