

STATE OF SOUTH CAROLINA NOV 25 10 13 AM 1952 L-E-A-S-E
COUNTY OF GREENVILLE

WILLIE FARNSWORTH
R.M.C.

THIS AGREEMENT made and entered into this 21 day of November, 1952, by and between GEORGE MANOS, of Greenville, S. C., hereinafter called the Landlord, and CAROLINA MANUFACTURING COMPANY, a corporation organized and existing under the laws of the State of South Carolina, with its principal place of business in Greenville, S. C., hereinafter called the Tenant,

W I T N E S S E T H:

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

The second and third floors of that three-story brick building situated at the southeast corner of the intersection of College Street and Townes Street, in the City of Greenville, S. C., said building fronting approximately 50 feet along the south side of College Street, and running back to a depth of approximately 90 feet along the east side of Townes Street; together with the stairway leading from Townes Street to the second and third floors of said building, and the exclusive use of the elevator and elevator entrance on Townes Street,

for the term of one year, to commence the 1st day of January, 1953, and end on the 1st day of January, 1954, for which the said Tenant is to pay the Landlord as hereinafter provided.

The Tenant agrees to take the premises hereinabove described for the term named, and to pay the Landlord a rental therefor of Two Hundred and No/100 Dollars (\$200.00) per month, payable monthly in advance, beginning January 1, 1953.

The Tenant agrees to take the premises as they now stand unless otherwise stipulated herein, and to use the same for the manufacturing and storage of textile products.

The Tenant further agrees to pay all water, gas and electric power charges used on said premises during the term of this lease, and keep the same in a clean and sanitary condition, and deliver the said premises at the termination of said lease in as good condition as he finds them, ordinary wear and tear excepted.

The Tenant may at his option repair and decorate the interior of said building at any time during the term of this lease and may also erect temporary partition walls at such time and such places as he may deem necessary for the proper operation of his business on the premises.

IT IS FURTHER AGREED between the parties that if the building on said premises should be partially or totally destroyed by fire or other casualty, then this lease may at the option of the Tenant be terminated.

IT IS FURTHER AGREED that the Landlord is to keep the said building in a good tenantable condition, keeping the roof, sidewalls,