

10. The Lessee accepts the premises in the condition in which they now exist, and the Lessor shall not be required to make any improvements or alterations thereto. Upon the termination or expiration of this lease, or any renewals thereof, the Lessee shall deliver to the Lessor the demised premises in as good repair and condition as they were at the commencement of this lease, reasonable wear and tear excepted.

11. The Lessor and its agents shall have the right to enter the demised premises at reasonable times for the purpose of inspecting the premises and/or making repairs and/or showing the premises to any person.

12. The Lessor agrees and covenants that the Lessee, upon payment of rental herein reserved and upon the performance and observance of the covenants and agreements herein provided to be by the Lessee performed or observed, shall peaceably and quietly have, hold, and enjoy the demised premises for the term herein provided.

IN WITNESS WHEREOF, the Lessor and Lessee have hereunto set their hand and seals on the date first above written.

WITNESSES:

TEXTILE IRON AND METAL COMPANY, INC.

Carleton C. McConnell
John L. Brown

By: Saul Zelman (SEAL)
Saul Zelman, President

and

Allan B. Cagle, Treas. (SEAL)
Allan B. Cagle, Treasurer
Lessor

Bernard A. Finstein (SEAL)
Bernard Finstein
Lessee



(Continued on next page)