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STATE OF SOUTH CAROLINA (1) )  
COUNTY OF GREENVILLE ) LEASE

THIS AGREEMENT made and entered into between Annie C. Jenkinson and Hazel Lee Jenkinson, hereinafter called the Lessors, and the Mill Fabrics, Inc., hereinafter called the Lessee, witnesseth:

That the lessors for and in consideration of the rental hereinafter mentioned, have granted, bargained and released, and by these presents do grant, bargain and lease unto the lessee that certain parcel of land on the western side of Wade Hampton Boulevard, having a frontage of sixty-two feet and a depth of two hundred feet more or less, adjoining property occupied by Burger Chef Restaurant, with the improvements thereon, including an addition eighteen feet by twenty-four feet to the front portion of the present building.

The lessee in consideration of the use of said premises for the said term, does hereby promise to pay to the landlord a monthly rental of Three Hundred and No/100 (\$300.00) Dollars payable in advance beginning at the expiration of the present lease on March 31, 1965, plus Thirty and No/100 (\$30.00) Dollars a month for the rental of the aforesaid addition to the building, said Thirty and No/100 (\$30.00) Dollars rental to start when the addition is ready for occupancy, it being understood and agreed that the construction of the addition will start as soon as reasonably may be. The Thirty and No/100 (\$30.00) Dollars additional rent shall be payable in advance.

The duration of this lease is for three years beginning April 1, 1965, it being understood and agreed that the existing lease between the parties expires on March 31, 1965. Lessee has option to renew this lease for three years at rental figure to be agreed upon.

TO HAVE AND TO HOLD the said premises unto the said lessee for the said term.

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