

FILED GREENVILLE CO. S. C. JAN 31 1 04 PM 1969

OLLIE FARMWORTH R.M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

THIS AGREEMENT made and entered into this 8th day of January, 1969, by and between KEOWEE MILLS, hereinafter call Lessor and GREER SPINNING MILL, INC., hereinafter called Lessee,

WITNESSETH:

1. Lessor does hereby demise and lease unto Lessee and Lessee does hereby hire and take as tenant under Lessor, the following described real estate:

All that piece, parcel or lot of land, with the improvements thereon, located in the County of Greenville, State of South Carolina, in the City of Greer, situate, lying and being on McCall Avenue (formerly Franklin Way) and consisting of approximately seven (7) acres and is the same property, subject to the same confines and uses as heretofore used by McCall Manufacturing Company and Greer Manufacturing Company.

2. The lease shall be for the term of ten years commencing January 8, 1969, and terminating December 31, 1978. Lessee shall pay to the Lessor an annual rental of Twenty Thousand Four Hundred and No/100 Dollars (\$20,400.00) per year, payable monthly at the rate of Seventeen Hundred and No/100 Dollars (\$1,700.00), with each monthly installment paid between the first and tenth of each month. It being understood and agreed by and between the parties hereto that the month of January, 1969, shall be pro-rated regarding rental due.

3. It is understood by and between the parties that the Lessee will use the demised premises for a manufacturing business and shall do nothing, or permit anything to be done, on said premises or put anything on said premises which shall in any way increase the fire insurance on the building of which the premises are a part, or conflict with the laws relating to fires, or with the regulations of the fire department, or with any insurance policy on the building or with the rules of The Board of Health.

4. Lessor shall maintain the roof and exterior walls of the building and shall maintain adequate fire insurance covering the building. The Lessor shall further be responsible for all property tax on said property. The Lessee shall be responsible for all utilities in connection with the use of the premises.

(Continued on next page)

For cancellation see
Deed Book 1018 Page 509

SATISFIED AND CANCELLED OF RECORD

21 DAY OF Jan 19 75
Donnie S. Jankins