

FILED
GREENVILLE CO. S. C.

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AUG 9 4 18 PM '77 LEASE AGREEMENT
BOOKED BY [unclear]
[unclear]

THIS LEASE AGREEMENT ("Lease"), made and entered into this 9th day of August, 1977, by and between RALPH H. JENKINS, JR. AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 9, 1977 (hereinafter called "Lessor"), and DAN RIVER INC., a corporation organized and existing under the laws of the State of Virginia which is qualified to do business in the State of South Carolina (hereinafter called "Lessee");

W I T N E S S E T H :

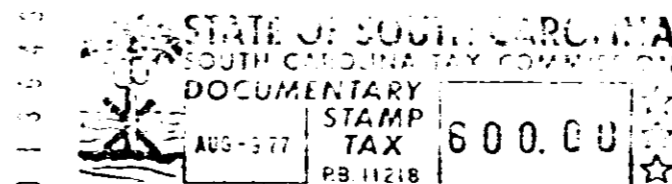
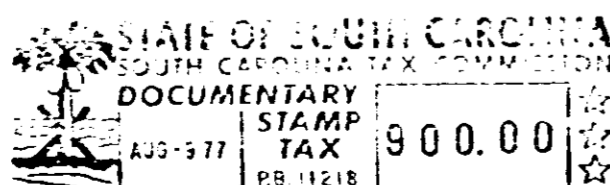
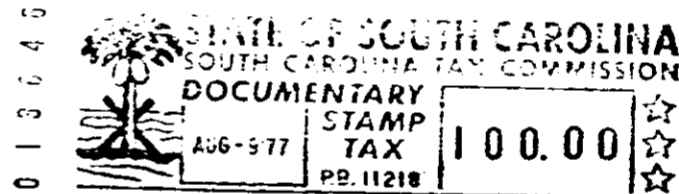
THAT for and in consideration of the mutual covenants and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the parties hereto, Lessor and Lessee covenant and agrees as follows:

ARTICLE 1

Premises

Section 1.1. Lessor hereby agrees to lease and does hereby lease and demise unto Lessee the real property described in Exhibit "A" which is attached hereto and made a part hereof, together with all improvements thereon, and together with all and singular the tenements, hereditaments, appurtenances, and privileges thereunto belonging or in any way appertaining thereto, the aforesaid real property and improvements being hereinafter called "Demised Premises";

To have and to hold, subject to the terms and conditions hereinafter set forth, for the Demised Term (as hereinafter defined) unless sooner terminated as provided in or under Article 11 of this Lease.



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