

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

This Agreement of Lease made this 22nd day of August, 1984, by and between T. WALTER BRASHIER, (hereinafter called "Lessor"), and DAVID N LTD., a South Carolina Corporation, (hereinafter called "Lessee");

W I T N E S S E T H :

Whereas, Lessor desires to lease unto Lessee and Lessee desires to Lease from Lessor a portion of the building owned by Lessor located on the East side of S. C. Highway No. 14 in the County of Greenville, State of South Carolina, and more particularly shown on Exhibit A attached here and made a part hereof by reference.

Now Therefore, in consideration of the mutual premises and covenants contained herein and intending to be legally bound hereby Lessor and Lessee agree as follows:

PREMISES

1. Lessor does hereby demise and lease unto Lessee and Lessee does hereby lease and take from Lessor, for the term and upon the terms, covenants, conditions and provisions set forth herein, a portion of the building shown on Exhibit A, the portion of the building being rented contains approximately 62,500 square feet of floor area as per attachment, Exhibit B, the portion of the building closest to S. C. Highway 14. Also included is common access to the paved area to the front of the building sufficient in size to accommodate the parking of sixty (60) cars.

PREPARATION OF PREMISES

1.1 Lessor will block off and close all access to the adjoining non-leased space in the building with a fire rated, sheet rock wall. Additionally, Lessor agrees to: disconnect all electrical, heating and air conditioning from the adjoining non-leased space; provide a separate electrical meter; and perform those items shown in Exhibit C attached hereto and made a part hereof. All work shall be performed in the manner provided for in Paragraphs 7 and 7.1 in the Lease Agreement. This work shall be completed prior to October 1, 1984.

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