



STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE. )

THIS AGREEMENT, Made this 7th day of July 1948, between LEWIS PLAZA, INCORPORATED, a corporation incorporated under the laws of the State of South Carolina, with its principal office at Greenville, South Carolina, hereinafter called the Lessor, and THE PAUL H. ROSE CORPORATION, a corporation incorporated under the laws of the State of Virginia, with its principal office at 718 West 21st Street, Norfolk, Virginia, hereinafter called the Lessee.

(1) The Lessor does hereby demise and let unto the Lessee, to be used for selling, at retail, children's and infants' wear, novelties, furniture and toys, and the Lessee agrees to take and pay for, as hereinafter provided, the following described premises:

The one-story store building which is to be erected by the Lessor at #8 West Plaza in the Lewis Plaza Community Shopping Center, in the City of Greenville. The said building to be approximately 20 x 95 feet in size, and to be located fronting the West Plaza approximately 60 feet north of the building to be occupied by Rose's 5-10-25¢ Stores, and adjoining a ladies apparel store on the North side. The said building is to be constructed in accordance with plans and specifications which shall be prepared by the Lessor, but which must meet with the approval of the Lessee.

(2) The Lessee shall have and hold said property with the privilege of quiet and unmolested possession for a term of five (5) years, beginning on the 1st day of January 1949 and ending on the 31st day of December 1953, for which the Lessee agrees to pay rental as follows: The sum of One Hundred (\$100.00) Dollars per month, payable monthly on the first day of each month following, plus an amount equal to five (5%) percent of the gross sales made by the store operating in the demised premises in excess of Twenty-Four Thousand (\$24,000.00) Dollars per year. The said monthly payments shall be considered the minimum rental to cover the first Twenty-Four Thousand (\$24,000.00) Dollars of gross sales

For collateral Assignment of Lease See Deed Book 461 Page 433

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