

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE } L E A S E

This lease agreement made and entered into the 5th day of August, 1948 by and between Ethel M. Morgan, Individually and Ethel M. Morgan, Trustee under the will of James H. Morgan and The Peoples National Bank of Greenville, S. C. as Trustee under the will of Clinton J. Morgan, all of Greenville, S. C., Parties of the first part, hereinafter called Lessors, and Efird's Department Store of Greenville, S. C., Inc., a mercantile corporation created by and under the laws of the State of South Carolina, hereinafter called Lessee.

W I T N E S S E T H:

1. That the said Lessors are the owners of an undivided one-half interest in all that certain lot of land and building in the City of Greenville, in said County and State, located on the west side of South Main Street, being No. 114 South Main Street, fronting approximately forty-six (46) feet and four (4) inches on South Main Street, and running back with a depth of approximately one hundred twenty (120) feet, said lot of land and building being the same now occupied by Efird's Department Store, conveyed to Clinton J. Morgan and James H. Morgan, Jr. by C. O. Hobbs by deed dated January 31st, 1920, and recorded in the R.M.C. office for said County and State in Book 55, at page 228; and said Lessors hereby lease, demise and let to the said lessee, its successors and assigns, their undivided one-half interest in the said property for a full period of ten years, and the said Lessee agrees to and accepts said lease upon the terms herein set out; said lease shall begin January 1st, 1949, and the said lease is upon consideration of the following payments of rent, payable at Greenville, S. C. on the last day of each and every month: