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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

NOV 30 12 12 PM 1948

PLATE FARM NORTH

THIS AGREEMENT executed this 29th day of October, 1948, at Greenville, South Carolina, by and between J. H. Mauldin, hereinafter called "Landlord", and Emery-Hill Stores Co., Inc., hereinafter called "Tenant",

W-I-T-N-E-S-S-E-T-H

That for and in consideration of the rents reserved and of the mutual covenants, promises and agreements hereinafter contained, it is agreed as follows:

1. That the Landlord does hereby grant, bargain and lease unto the Tenant, and the Tenant does hereby accept from the Landlord the following described property, located near the City of Greenville, County of Greenville, South Carolina, to-wit:

A certain warehouse, office and storage building to be erected in accordance with the plans and specifications, with amendments thereto, all of which are hereto attached and made a part of this lease, on lot # 5 as shown on plat of the property of W.M. Batson and Helen B. Dougherty, made by Dalton & Neves in July 1948, recorded in Plat Book "S" at Page 105 in the R.M.C. Office for Greenville County, said lot having a frontage of 50 feet on the Western side of the New Buncombe Highway, with a depth in parallel lines of 250 feet, and also the right to the use of a ten foot alley to be opened on the southern line of said lot across the northern portion of lot # 6 on said plat.

2. This lease, and all obligations of the Tenant, are expressly conditioned upon the erection of a warehouse, office and storage building on said property in accordance with the plans and specifications, and as amended, and the term of this lease shall begin upon the completion and acceptance of the said building by the Tenant, and shall continue for a period of ten years thereafter.

3. The tenant agrees to pay to the Landlord for and during the term of this lease, a rental of \$275.00 per month to be paid on the 10th day of each month in advance.

For Assignment of Lease See Deed Book 376 Page 429.