

THIS LEASE made the 25th day of ~~July~~ August, 1949,
between VIRGINIA DARE AMERICA CORPORATION, a New Jersey Corporation,
having its office at 519 Eighth Avenue, New York, New York, hereinafter
called the "Landlord", and EDISON CAROLINA STORES, INC., a South Carolina
Corporation, having its principal office at 315 Washington Avenue,
St. Louis, Missouri, hereinafter called the "Tenant."

W I T N E S S E T H :

That the Landlord in consideration of the rents reserved that hereinafter are referred to and of the terms, covenants, conditions and agreements on the part of the Tenant that hereinafter are mentioned, does hereby demise, let, rent and lease unto the Tenant and the said Tenant does hereby hire and rent from the Landlord the following described lot or parcel of land with the building and improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and known as No. 125 North Main Street, in said City, more particularly described as follows:

ALL that piece, parcel or lot of land situate in the City of Greenville, County of Greenville, State of South Carolina, on the west side of North Main Street, and having the following metes and bounds, courses and distances, according to a plat of record in the R. L. C. Office for Greenville County in Plat Book K, Page 152:

BEGINNING at a point on the west side of North Main Street, which point is S. 19-50 W. 30 feet from the southwest corner of the intersection of North Main Street and West North Street and likewise being the southeast corner of the property of Stella H. Ellis and thence with line of the Ellis property, N. 70-02 W. 132 feet; thence S. 19-50 W. 30 feet; thence S. 70-02 E. 132 feet to point on west side of North Main Street; thence along the west side of North Main Street, N. 19-50 E. 30 feet to the beginning corner.