

TOGETHER with all rights, interest and easements which the Landlord has in and to the walls located on and adjacent to any portion of the above described premises.

TO HAVE AND TO HOLD the demised premises for the term commencing on the 1st day of January, 1950, and ending at noon on the 31st day of December, 1979, upon the rents, terms, covenants and conditions contained in a certain collateral agreement or indenture of lease, between the parties hereto and EDISON BROTHERS STORES, INC. as Guarantor, and bearing even date herewith.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

WITNESSES AS TO LANDLORD:

Harold G. [Signature]
Harry [Signature]

VIRGINIA DARE AMERICA CORPORATION

BY: [Signature] - Vice Pres.
[Signature] Sec.
LANDLORD

WITNESSES AS TO TENANT:

[Signature]
Florence E. Muller

EDISON CAROLINA STORES, INC.

BY: [Signature] V.P.
[Signature] Sec. TENANT

WITNESSES AS TO GUARANTOR:

[Signature]
Florence E. Muller

EDISON BROTHERS STORES, INC.

BY: [Signature] V.P.
[Signature] Sec. GUARANTOR