

LEASE

NWB/ec
10/19/50

THIS LEASE made as of this 20th day of October, Nineteen Hundred
Fifty (1950) between PAUL BROWNING, residing in the City
of Greenville, County of Greenville, State of South Carolina,

(hereinafter called the "Landlord"), and W. T. GRANT COMPANY, a Delaware corporation,
having a business office at No. 1441 Broadway, Borough of Manhattan, City and State of New York,
(hereinafter called the "Tenant"),

WITNESSETH:

For and in consideration of the sum of ONE DOLLAR (\$1.00) and of other valuable
considerations paid by the Tenant to the Landlord, the receipt and sufficiency whereof are hereby
acknowledged by the Landlord, the Landlord has demised to the Tenant and the Tenant has leased
from the Landlord upon and subject to the covenants and agreements hereinafter mentioned, the
premises known as Nos. 101-103-105-107 NORTH MAIN STREET

in the City of GREENVILLE, County of GREENVILLE,
State of SOUTH CAROLINA, and more particularly described as follows:

BEGINNING at the corner formed by the intersection of the westerly
side of North Main Street and the northerly side of West Coffee Street
and running thence northerly, along the westerly side of North Main
Street, seventy-six (76) feet; thence westerly, at an interior angle
with the last course 89°50', one hundred and twenty (120) feet to the
easterly side of a public alley; thence southerly, along the easterly
side of said public alley, seventy-six (76) feet to the northerly side
of West Coffee Street; and thence easterly, along the northerly side of
West Coffee Street, one hundred and twenty (120) feet to the westerly
side of North Main Street, at the point or place of beginning.

ALL as described in Lease (Short Form) between the Landlord and
W. T. Grant Company, a Massachusetts corporation (assignor of the Tenant)
dated January 21, 1941 and recorded in the office of the R.M.C. for
Greenville County, S.C. in Deed Book 230 at page 195.

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