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STATE OF SOUTH CAROLINA)
) LEASE
COUNTY OF GREENVILLE)

THIS AGREEMENT executed this 31st day of March, 1951, at Greenville, South Carolina, by and between Katherine A. Hunt, 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 in the City of Greenville, County of Greenville, South Carolina, to-wit:

"A certain store building known as 1243 Pendleton Street, according to the present enumeration in what was formerly known as West Greenville, but is now a part of the city of Greenville, South Carolina, being a store building 20 feet wide in the front, 35 feet across the rear and with a depth of 80 feet."

2. TO HAVE AND TO HOLD the above described premises, with all rights and privileges thereunto belonging for and during the period of three years, beginning May 1, 1951, and ending April 30, 1954; and it is further understood and agreed that the Tenant shall have the option to renew this lease for an additional period of seven years on the same terms, rental and conditions of this lease, upon giving written notice of its intention to do so not later than three months prior to the termination of the original term.

3. The Tenant hereby agrees to pay to the Landlord for and during the term of this lease, a rental of \$155.00 per month on the first day of each month in advance.

4. The Landlord agrees to keep in good repair the roof, floors, gutters and downspouts of the said building. However, the Landlord shall not be