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BOOK 502 PAGE 264

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

PARTIES

THIS INDENTURE OF LEASE, made and entered into this <sup>29</sup> day of January, 1954 by and between ~~BELMONT REALTY COMPANY~~, *Belmont Realty Investment Co.*, a South Carolina corporation, with offices at 411 North Main Street, Greenville, South Carolina, F. M. W. CORPORATION, a South Carolina corporation, with offices at 411 North Main Street, Greenville, South Carolina, K. M. W. CORPORATION, a South Carolina corporation, with offices at 411 North Main Street, Greenville, South Carolina, and A. J. G. CORPORATION, a South Carolina corporation, with offices at 411 North Main Street, Greenville, South Carolina, hereinafter collectively called the "Landlord", and J. C. PENNEY COMPANY, a Delaware corporation with offices at No. 330 West 34th Street, New York 1, N. Y., hereinafter called the "Tenant",

11/23 '53

For Plat in connection to this Lease see Book 502 Page 316 & 317

W I T N E S S E T H:

PREMISES

1. That the Landlord does hereby demise and lease unto the Tenant the premises, together with all improvements now and hereafter to be erected thereon as hereinafter provided, situated in the City of Greenville, County of Greenville, and State of South Carolina, known and described as follows, to-wit:

All that parcel of land with the buildings and improvements thereon, situate on the East side of North Main Street, on the North side of East Washington Street and on the West side of North Brown Street, in the City of Greenville, Greenville County, South Carolina, and having according to a survey made by Piedmont Engineering Service, dated the 15 day of January 1954, (a copy of which is attached hereto and marked Exhibit "A") the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeast corner of the intersection of North Main Street and East Washington Street and running thence along the East side of North Main Street, : . 17-36 E. 133.15 feet