

BETTY CAUELE BRUNSON, Post Office Box 66, Taylors, South Carolina; MARTHA MARIE GIBSON SIMON PAYNE, 324 Potomac Avenue, Greenville, South Carolina, and ORA TANNER GIBSON LEAGUE, 109 West Earle Street, Greenville, South Carolina, hereinafter sometimes for convenience collectively called "LANDLORD", and H. L. GREEN COMPANY, INC., a corporation organized and existing under the laws of the State of New York, 902 Broadway, New York 10, New York, hereinafter sometimes for convenience 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:

DEMISE

That the Landlord hereby grants, bargains, demises and leases unto the Tenant and the Tenant does hereby lease, hire and accept from the Landlord the following property with the buildings and improvements thereon, together with the use of all exits, entrances, easements and appurtenant passageways located in the City of Greenville, County of Greenville, State of South Carolina, to-wit:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the east side of North Laurens Street and on the south side of West Coffee Street, and having the following metes and bounds, courses and distances, to-wit:

BEGINNING At a point on the south side of West Coffee Street, corner of property heretofore leased by Landlord to G-R Stores of South Carolina, Inc., and running thence along the south side of West Coffee Street N. 70-21 W. 92.7 feet to an iron pin at the southeast corner of the intersection of North Laurens Street and West Coffee Street; thence along the east side of North Laurens Street S. 20-20 W. 71.5 feet to a point in the north face of a brick wall; thence along the north face of a brick wall, S. 69-52 E. 108.9 feet, more or less, to a point; thence continuing along the north face of said wall, S. 20-20 W. 2 feet, more or less, to a point; thence continuing along the north face of said wall S. 70-24 E. 53.6 feet, more or less, to a point; thence continuing along the north face of said wall N. 20-0 E. 6 feet to a point, corner of property heretofore leased by Landlord to G-R Stores of South Carolina, Inc; thence along the line of said property N. 70-24 W. 69.45 feet to a point; thence