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GREENVILLE CO. S.C.

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OLLIE FARNSWORTH
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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

THIS LEASE AGREEMENT, made and entered into this the 29th day of November, 1961, by and between M. L. LANFORD, JR., and W. F. LANFORD, hereinafter called LESSORS, and CAROLINA OUTLET STORES, INC., a South Carolina Corporation, hereinafter called LESSEE.

W I T N E S S E T H:

That Lessors, in consideration of rents hereinafter reserved and the covenants and agreements hereinafter expressed to be kept, performed and fulfilled by said Lessee, does by these presents rent and lease unto said Lessee, and said Lessee does take as tenant for a period of five (5) years, beginning on February 15, 1962, upon completion of building, and ending midnight February 28, 1967, the following described premises to be constructed in the County of Greenville, South Carolina, and particularly described as follows:

Said building to be a one story ground level store room of brick and block construction, having a back entrance, a frontage of 40 feet facing Easley Bridge Road and extending back between parallel lines approximately 100 feet, and more fully described as that building to be constructed at 1606 Easley Bridge Road in the County of Greenville, South Carolina, front doors to be double action.

TO HAVE AND TO HOLD said premises, including that plot of land on which the building is to be situated, with all rights, privileges and appurtenances thereto belonging, unto said Lessee, for and during the term hereinafter provided, and said Lessor covenants and agrees with said Lessee to keep Lessee in quiet possession of said premises during the term of this lease, provided said Lessee shall pay the rent and keep and perform the covenants and agreements as hereinafter provided.

PROVIDED ALWAYS, and these presents are upon the following expressed conditions:

1. Lessor covenants and agrees to build a modern building 40 x 100' complete, with flourescent lighting fixtures

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