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CLERK OF COURTH
S.C.

LICENSE AGREEMENT

THIS LICENSE AGREEMENT, Made as of the 10th day of May, 1962, between Discount Cities Inc., 4 Broad St., Charleston, South Carolina, hereinafter called the Licensor, and Eighteenth Record Corp., a corporation, whose business address is 621 Prospect Street, Trenton, New Jersey, hereinafter called the Licensee:

W I T N E S S E T H: That the Licensor, in consideration of the rent to be paid and the covenants to be performed by the Licensee as set forth in that certain agreement between the Licensor and the Licensee bearing even date herewith, hereinafter called License Agreement, has demised and licensed and by these presents does demise and license to the Licensee, and the Licensee hereby agrees to License from the Licensor in consideration of the covenants to be performed by the Licensor as set forth in said License Agreement, which agreement shall be a part of this instrument as fully and completely as if it were set forth herein, the Licensed Area located in the City of Greenville, County of Greenville, State of South Carolina, more particularly described as follows: 1000 feet of selling area in a building known as Value Mart, located on Cedar Lane Road, Greenville, South Carolina.

TO HAVE AND TO HOLD The same for a term of FIVE (5) years, beginning on the Fifteenth day of October, 1962, and ending on the Fourteenth day of October, 1967, unless sooner or later terminated as in the License Agreement provided or permitted.

AND for said consideration, the Licensor has granted and does hereby grant unto the Licensee, subject to the conditions, provisions and stipulations set forth in said License agreement, the right and option of extending said term for One (1) successive term of Five (5) years.

AND, for said consideration, the Licensor has, likewise agreed and does hereby agree to make and provide said Licensed Area as covenanted in said License Agreement.

IN WITNESS WHEREOF, this License Agreement has been duly executed under seal as of the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Karen Zsoldos

Jean M. Sutton

DISCOUNT CITIES INC.

By: [Signature] (seal)
S. STANLEY FRENCH, PRESIDENT
LICENSOR

EIGHTEENTH RECORD CORP.

(seal)
By: [Signature]
IRVING S. ROSENBERG, PRESIDENT

[Signature]
ERNEST GROSS, ASS'T. SECY.