

FILED
GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
STATE OF SOUTH CAROLINA : R.M.C.
:
COUNTY OF GREENVILLE :

THIS LEASE AGREEMENT, Made and entered into the 27th day of October, 1969, by and between TRIAM CORPORATION, a South Carolina corporation, with its principal offices in Greenville County, Greenville, South Carolina 29602, hereinafter called "Landlord" and ROSE'S STORES, INC., a Delaware corporation, with its principal offices in Henderson, Vance County, North Carolina, hereinafter called "Tenant":

W I T N E S S E T H :

That for and in consideration of the rent reserved and the mutual covenants and agreements contained, the Landlord does hereby demise and let unto Tenant, upon the terms and conditions hereinafter set forth, the following described property, to wit:

The premises demised herein is a one-story store building 300 feet in width by 167 feet in depth and containing 50,100 square feet in North Hills Shopping Center, Greenville, South Carolina, as shown on Plot and Development Plan certified by William Harold Graves, Registered Engineer, of Greenville, South Carolina, dated October 21, 1969, a copy of which is attached hereto marked Exhibit "A" and made a part of this lease. The premises demised herein being marked "Rose's", on said Plot and Development Plan, together with the non-exclusive right in common with others, to use the parking and service areas, drives, walks, aisles and entrances shown on said above referred to Plot and Development Plan.

The said North Hills Shopping Center consists of a tract of land containing 9.41 acres, more or less, situated within the County of Greenville, State of South Carolina.

The said tract being described as follows:

See attached Exhibit "B"

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