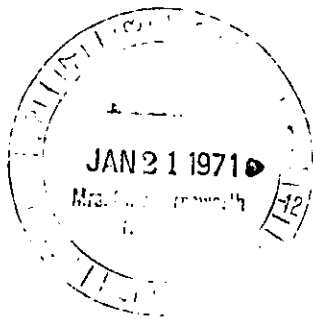


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# LEASE

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*THIS LEASE* made as of the 2nd day of July, Nineteen Hundred Seventy (1970) between STANLEY G. TATE and EDWARD L. DENISON d/b/a INVESTMENTS DIVERSIFIED LIMITED, having a business office at 915 Northeast 125th Street, North Miami, Florida 33161

(hereinafter called the "Landlord"), and W. T. GRANT COMPANY, a Delaware corporation, having a business office at No. 1441 Broadway, Borough of Manhattan, City and State of New York, (hereinafter called the "Tenant"),

### WITNESSETH:

For and in consideration of the sum of ONE DOLLAR (\$1.00) and of other valuable considerations paid by the Tenant to the Landlord, the receipt and sufficiency of which are hereby acknowledged by the Landlord, the Landlord hereby demises to the Tenant and the Tenant hereby leases from the Landlord upon and subject to covenants and agreements set forth herein and in a certain agreement between the Landlord and the Tenant bearing even date herewith (hereinafter called "Lease Agreement"), the premises located in GRANT PLAZA located on the southerly side of U. S. Highway 29 approximately 700 feet west of Chesterfield Street in the City of GREER, County of GREENVILLE and State of SOUTH CAROLINA, (hereinafter called the "demised premises") and more particularly described as follows:

Said premises being located in a Shopping Center known as GRANT PLAZA ----- as shown outlined in red on a plan attached hereto as Exhibit "A" and signed by the parties hereto for identification and being more particularly described as follows: and/or initialled

#### PARCEL NO. I

Those certain parcels of land 298' x 336' labelled "W. T. GRANT" and "W. T. GRANT EXPANSION"; 35' x 58' labelled "T. B. A."; 50' x 75' labelled "F. S. S." and 50' x 75' labelled "O. S. A.", all as shown lined in blue on said Exhibit "A" together with a one story building and appurtenant structures to be erected by the Landlord thereon in accordance with the provisions of said Lease Agreement.

#### PARCEL NO. II

Together with the right, privilege and easement to use those portions of said Shopping Center which are cross-hatched in red on said Exhibit "A" and designated "PARKING" exclusively for the parking of automobiles and other passenger vehicles of the Tenant and of persons trading or doing business in Parcel No. I of the demised premises in common with persons trading or doing business at other stores or offices of said Shopping Center.

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(continued on <sup>1</sup>Next Page)