



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
L E A S E

WJL

THIS LEASE, made this 6th day of January, 1972,
by M. L. Lanford/^{Jr.}and William F. Lanford, of the City of Greenville, State
of South Carolina, hereinafter called the "Lessors; and Pic 'N Pay Shees of
Easley Road, Inc., a South Carolina corporation, hereinafter called
the "Lessee" with, however, Pic 'N Pay Stores, Inc., a North Carolina Cor-
poration, having its principal office in the City of Charlotte, Mecklenburg
County, North Carolina, acting as guaranty for this Lease.

W I T N E S S E T H :

That, in consideration of the rents, covenants, and conditions
hereinafter set forth, on the part of said Lessee to be paid, performed
and observed, said Lessors do hereby demise, let and lease unto said Lessee
a building on a lot 40' by 100'. Said building being located on the following
described property:

ALL that piece, parcel or lot of land in Greenville
Township, Greenville County, South Carolina known
as Lot #4, Block C, Highlands Subdivision, recorded
in the Greenville County R. M. C. Office in Plat
Book "G", at page 209. and having the following
mates and bounds:

BEGINNING on the northwestern side of Easley Bridge
Road at the corner of Lot #5; thence with the line
of Lot #5, in a northwestern direction 179.7 feet;
thence N. 71-30 E. 88 feet to the corner of Lot #3;
thence with the line of Lot #3, 179.8 feet to a
point on Easley Bridge Road; thence with Easley
Bridge Road, S. 71 W. 80 feet to the point of
beginning.

This is the same property conveyed to M. L. Lanford
and William F. Lanford by deed of J. T. Royster dated
November 17, 1961.

The Lessors agree not to build more than two 40' by 100' buildings
on the property.

PURPOSE

Said leased premises are to be used for the purpose of carrying
on the business of a shoe store and to sell shoe polish, handbags, shoes,
hose and socks, which are related to the business of operating a shoe store.
The Lessors will not lease any other portion of the shopping center in which
said store is located, nor any adjacent real property, now or hereafter
owned by the Lessors, to any business concern engaged primarily in the retail
sale of shoes.

