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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

THIS SUBLEASE made as of this 13th day of October, 1970, by and between

G. B. NALLEY, SR.

of the City of Easley

State of South Carolina

the first party, hereinafter

termed the LESSOR;

and

PIC 'N PAY SHOES OF BEREA, INC.

a South Carolina Corporation, the second

party, hereinafter termed the LESSEE.

ABN

W I T N E S S E I H:

In consideration of the covenants and conditions hereinafter set forth, the LESSOR does hereby demise and lease to the said LESSEE certain real property located in the City of Greenville, State of South Carolina, with a frontage of 40 feet and a depth of 100 feet, located in the shopping center on White Horse Road, U. S. Highway 250 and S. C. Highway 183, all as more particularly described on Exhibit A, annexed hereto, and made a part hereof.

The terms and conditions of this lease are as follows:

1. CONSTRUCTION - The LESSOR agrees to erect a store building on said premises, at its sole cost and expense, the same to be a party wall building, with walls of which shall be common walls with other buildings, said structure to contain 4,000 square feet, and to be constructed in accordance with all of the terms and provisions of plans annexed hereto marked "B" and made a part hereof, and specifications marked Exhibit "C", also annexed hereto and made a part hereof. Said construction shall be in accord with all building codes and shall be completed on or before the 15th day of November 1970, which date is fifteen (15) days prior to the inception of the term of this lease. On or before such date, the LESSEE shall have the right and privilege to enter the premises for the purpose of installing its fixtures and equipment.

ABN

2. TERM - The original term of this lease shall begin on the 1st day of December, 1970, and continue thereafter for a term of ten (10) years. And

A.B.

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