

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

SHORT FORM OF LEASE

THIS LEASE made this the 7th day of August, 1972, by and between McAlister Development Company, a Limited Partnership created under the Uniform Limited Partnership Act of the State of South Carolina with the McAlister Corp., a South Carolina corporation, as its sole General Partner, with its principal office in Greenville, South Carolina, hereinafter called Landlord, and Belk-Simpson Company, Greenville, S. C., a South Carolina corporation with its principal office in Greenville, South Carolina, hereinafter called Tenant.

WITNESSETH:

That for and in consideration of the rent reserved and the mutual covenants and agreements herein contained, Landlord does hereby lease unto Tenant, upon the terms and conditions, and subject to the covenants and agreements set forth, for a term of twenty-five (25) years, beginning as hereinafter provided, the following described property, to-wit:

That certain two-story sprinklered building containing approximately one hundred forty thousand (140,000) square feet, each floor being approximately two hundred (200) feet by three hundred fifty (350) feet, which is to be constructed by Landlord a part of the McAlister Square Shopping Center, a plat plan of said property being attached hereto as Exhibit A, initialed by the parties hereto and made a part of the shopping center development, which development occupies the land more particularly described as Exhibit B, initialed by the parties hereto and a attached to this lease and made a part hereof. The aforesaid improvements are to be erected in accordance with complete plans and specifications to be prepared by Landlord's architect and approved in writing by Tenant's architect, said plans and specifications to be in accordance with reasonable design criteria furnished by Belk Stores Architectural Department, Charlotte, North Carolina. All of the work shall be supervised by Landlord's architect and said architect shall certify to Tenant that the building is completed in accordance with the plans and specifications.

Together with the right (along with, but not to the prejudice of, other tenants in said shopping center) to use and enjoy all rights of way, easements, driveways, parking areas, pavement, curb, street front privileges, service areas, walks, entrances, exits, unloading and common areas as shown on Exhibit A.

The term of this lease shall be for a period of twenty-five (25) years, commencing on the date Tenant shall commence business from the premises, or ninety (90) days after the day that possession of the premises shall be

(Continued on next page)

For Subordination See Deed Book 963 Page 578

FILED
GREENVILLE CO. S. C.

AUG 23 4 38 PM '72

ELIZABETH RIDDLE
R.M.C.

For Subordination of Lease. Rent + Profit. See Deed Book 963 Page 367