

FILED
GREENVILLE CO. S. C.

FINAL
HAYWOOD-
FEDERATED

2 15 3 20 1978

VOL 1087 PAGE 494 (13)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

For True Consideration See Affidavit
Book 40 Page 617

LEASE

HAYWOOD MALL, INC., a Georgia corporation and MONUMENTAL PROPERTIES TRUST, a trust formed and organized under the laws of the State of Maryland, a joint venture doing business as HAYWOOD MALL ASSOCIATES (hereinafter referred to as the "Lessee") and HAYWOOD PROPERTIES, a South Carolina limited partnership (hereinafter referred to as the "Owner"), hereby agree that for and in consideration of the sum of One Dollar (\$1.00) and of other valuable consideration paid by Lessee to the Owner, the receipt and sufficiency of which are hereby acknowledged by the Owner, the Owner hereby demises and leases to Lessee and Lessee hereby leases from the Owner, upon and subject to the covenants, agreements, terms and conditions set forth in a certain Lease of even date herewith between the Owner and Lessee, that certain tract of land (hereinafter referred to as the "Premises") lying and being in Greenville County, South Carolina, which is more fully described in Exhibit "A" attached hereto and by this reference made a part hereof, together with all easements, rights, privileges and appurtenances belonging to the Premises or in anywise appertaining thereto, to have and to hold the same for a term beginning on the date hereof and ending on midnight on the 31st day of May, 2017 subject to the option of Lessee to extend the term for five (5) successive additional periods of ten (10) years each upon the terms and conditions set forth in said Lease.

Monumental Properties Trust by merger and transfer is the successor to Monumental Haywood Inc., a Maryland corporation. No trustee, officer, employee, representative or agent of the Monumental Properties Trust and no holder of Trust Units shall be held to any personal liability in connection with this instrument or any obligation entered into, by or on behalf of the Trust, and only the property of the Trust shall be available for the satisfaction of Trust obligations.

IN WITNESS WHEREOF, the Owner and Lessee have caused this Lease to be executed, under seal, by its duly authorized officers this 23rd day of June, 1978.

Signed, sealed and delivered, "OWNER"
as to Haywood Properties,
in the presence of:

L. Kent Rose
Witness

[Signature]
Witness

HAYWOOD PROPERTIES, a limited partnership of Greenville County, South Carolina, acting by and through the undersigned, its sole general partners

By: Joseph J. Padden (SEAL)
Joseph J. Padden,
a general partner

By: Robert L. Rogers (SEAL)
Robert L. Rogers,
a general partner

[Signatures continued]

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