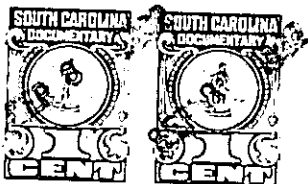


LEASE



JHH:CD
2/20/61

THIS LEASE made as of the 20th day of February, Nineteen Hundred Sixty-One (1961) between WADE HAMPTON SHOPPING CENTER, INC., a South Carolina corporation, having a business address at Box 717, Greenville, South Carolina,

(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 WADE HAMPTON SHOPPING CENTER - located on the Southwest corner of Wade Hampton Boulevard (U.S. Route #29) and Karen Drive in the City of GREENVILLE, County of GREENVILLE, 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 WADE HAMPTON SHOPPING CENTER 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:

PARCEL NO. I

All that certain parcel of land 160' x 127', shown lined in blue and designated "W. T. GRANT" and "W.T.G. FUT." on Exhibit "A", together with a two-level air-conditioned building to be erected by the Landlord thereon in accordance with the provisions of said Lease Agreement.

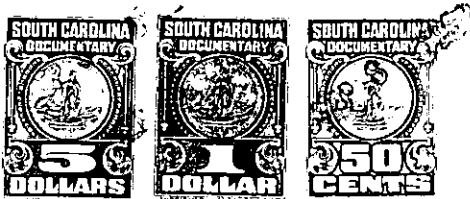
PARCEL NO. II

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.



RE-264-1

WRT



For Plat See Deed Book 706, page 266 and 267