

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE

THIS AGREEMENT executed this 12th day of September, 1948, at Greenville, South Carolina, by and between T. A. Roe, hereinafter called Landlord, and National Shirt & Hat Shops of the Carolinas, Inc., hereinafter called Tenant,

W I T N E S S E T H

That for and in consideration of the rents reserved and of the mutual covenants; promises and agreements hereinafter contained, it is agreed as follows:

#1 T. A. Roe

(1) That the Landlord does hereby grant, bargain and lease unto the Tenant, and the Tenant does hereby accept from the Landlord, the following described property, located in the City of Greenville, Greenville County, South Carolina, to-wit:

The first floor of that certain store building located at and known as # 20 South Main Street, in the City of Greenville, South Carolina, being the same premises now occupied by the Tenant.

(2) To have and to hold the above described premises, with all rights and privileges thereunto belonging for and during the period beginning January 1, 1950, and ending August 31, 1959.

(3) The Tenant agrees to pay to the Landlord for and during the term of this lease a rental of \$58,000.00, in equal monthly installments of \$500.00 each on the 10th day of each month in advance.

(4) The Tenant agrees to use said building and premises for the operation of a business similar to that now being conducted therein; and that it will not use, nor permit said premises to be used for any unlawful purposes, nor permit thereon anything which may be or become a nuisance, and that it will not do or permit to be done on said premises, anything which