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OLLIE FARNSWORTH
R.M.C.STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)L E A S E

THIS AGREEMENT executed this 16th day of February, 1954, at Greenville, South Carolina, by and between Herbert D. Hill, hereinafter called LANDLORD, and Emery-Hill Stores Co., 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. 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 Town of Simpsonville, County of Greenville, State of South Carolina, to-wit:

"A certain store building at the Northwest corner of East Curtis Street and Hedge Street, being approximately 46 feet wide, with a depth of approximately 90 feet."

2. TO HAVE AND TO HOLD the above described premises, with all rights and privileges thereunto belonging for and during the period of ten (10) years, beginning March 1, 1954, and ending February 28, 1964, and it is further understood and agreed that the Tenant shall have the option to renew this lease for an additional period of five years on the same terms and conditions of this lease, upon giving written notice of its intention to do so not later than three months prior to the termination of the original term.

3. The tenant agrees to pay to the Landlord for and during the term of this lease, a rental of \$200.00 per month for the first five years, and a rental of \$225.00 per month for the next five years period; said rental to be paid on the 1st day of each month in advance.