

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 9 2 18 PM '64
JOLLIE F. NORTH
R.M.O.

BOOK 739 PAGE 407

LEASE AGREEMENT

THIS AGREEMENT, Made and entered into at Greenville, S. C., on the first day of August, 1962, by and between PATTON, TILMAN & BRUCE, INC., and GERONE'S NO. 2, INC., both being South Carolina corporations and having principal places of business in Greenville, S. C., PATTON, TILMAN & BRUCE, INC., hereinafter being called the "Lessor" and GERONE'S NO. 2, INC., hereinafter being called the "Lessee",

WITNESSETH:

1. The Lessor hereby leases and grants to the Lessee the use of the space hereinafter described in the store building which Lessor proposes to lease in Wade Hampton Shopping Center in Greenville, S. C., for the sole purpose and with the exclusive privilege to Lessee to conduct therein departments for the sale of women's, misses', and other types of merchandise which may be classified as kindred lines, except shoes of every kind and nature, which Lessor retains the exclusive right to sell, and a beauty shop which Lessor contemplates having installed by another tenant.

The space in the aforesaid building leased and granted to the Lessee consists of all of the lower level measuring approximately 48' by 98' and approximately one-half of the upper level measuring 36' by 82'.



and such other space as may from time to time be agreed upon by the parties hereto. A floor plan of the upper and lower levels of Lessor's store is attached hereto as Exhibit "A" in which the demised department space is outlined in red.

2. The term of this lease shall commence on the date Lessee opens for business in said premises but no later than November 1, 1962, except by mutual agreement, and shall terminate on the date on which Lessor's prime lease expires. As soon as such dates are determinable, such dates shall be confirmed in writing by the parties hereto. In the event Lessor's prime lease is terminated prior to its normal ex-