

DELIVERY OF PREMISES. The Landlord covenants that actual

possession of the demised premises shall be delivered to the Tenant on the date specified for the commencement of the term hereof, free and clear of all tenancies, excepting the tenancy of J. C. Penney Company.

It is understood between Landlord and Tenant that Tenant proposes to remodel the herein demised premises and the premises shown and designated as "Cauble and Gibson, et al" on Exhibit "A", prior to the commencement of the term hereof and join them to a new building to be erected by Tenant on the property comprising the premises shown and designated on Exhibit "A" as "McPherson", "The Greenville News- Piedmont Company", and "Davenport", prior to the commencement of the term of this lease.

Anything herein to the contrary notwithstanding, Landlord grants to Tenant the right to perform the remodeling and construction as aforesaid, provided Tenant procures from J. C. Penney Company (which now occupies the premises hereby demised under a lease dated August 27, 1941 between F. W. Symmes, et al, as Landlord, and J. C. Penney Company, as Tenant, as modified by supplemental agreement dated August 27, 1941, which by its term expires December 31, 1956) permission to perform said work, and also procures from J. C. Penney Company an agreement to cancel and terminate said lease as of the commencement date of the term of the within lease.

RENTAL. In consideration of the demise and leasing of the premises aforesaid by said Landlord, the Tenant covenants, stipulates and agrees to pay to the Landlord as rental for said premises hereinabove described, the sum of One Hundred and Twelve Thousand Five Hundred (\$112,500.00) Dollars, payable in three hundred instalments of Three Hundred and Seventy-five (\$375.00) Dollars each, payable in advance on the first day of each month during the continuance of the term of this lease. Rental for a part month, if any, shall be appropriately prorated. Until it receives other instructions in writing from Landlord, the Tenant shall pay all rent by check payable to the order of Belle B. Hunt, as Executrix of and Trustee under the last will and Testament of T. Frank Hunt, deceased, and addressed to Mrs. Harriett H. Bozeman, 38 Aberdeen Drive, Greenville, South Carolina.

BBB
D.W.H.
J.W.S.
G.V.L.
J.S.N.
W.B.L.
J.F.H.