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AGREEMENT made and entered into this 29 day of January, 1954, by and between Belmont Realty + Investment Co., a corporation organized and existing under the laws of the State of South Carolina, with offices at No. 411 North Main Street, Greenville, South Carolina, hereinafter called "Belmont", and J. C. PENNEY COMPANY, a corporation organized and existing under the laws of the State of Delaware, with offices at No. 330 West 34th Street, New York 1, N. Y., hereinafter called "Penney".

W I T N E S S E T H: That,

WHEREAS, by lease dated August 27, 1941, which was filed for record in the Office of the R. M. C. for Greenville County, South Carolina, on November 5, 1941 and recorded in Deed Book 240, at Page 60, F. W. Symmes, Belle B. Hunt and others leased to Penney certain premises known as Nos. 12-14 North Main Street, in the City of Greenville, County of Greenville, and State of South Carolina, said premises being more particularly described in said lease; and,

WHEREAS, said lease was supplemented by the articles thereto by an unrecorded agreement dated August 27, 1941; and,

WHEREAS, Belmont is now the owner of an undivided one-half fee interest in the premises devised to Penney pursuant to said lease; and,

WHEREAS, said lease is being further supplemented by an agreement bearing even date herewith captioned "Agreement Cancelling and Terminating Lease Covering Premises Known as Nos. 12-14 North Main Street, Greenville, South Carolina, and hereinafter