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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE F. WORTH
R.M.C. LEASE

THIS AGREEMENT, made and entered into this first day of October, 1965, by and between NALLEY COMMERCIAL PROPERTIES, hereinafter called the Lessors, and EMERY STORES, INC.-CAROLINA, a South Carolina corporation having its principal offices at 2715 Bond Street, Knoxville, Tennessee, hereinafter called the Lessee.

WITNESSETH:

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

That the Lessor does hereby grant, bargain and lease unto the Lessee, and the Lessee does hereby accept from the Lessor the following described property located in the City of Greenville, County of Greenville, State of South Carolina, to wit:

That certain building located on East side Sulphur Springs Road, (Berea) Greenville, South Carolina, being a building of brick construction and more fully described as that certain building in a shopping center bounded by Hunts Bridge Road, Farris Bridge Road, and fronting on Sulphur Springs Road, said building to be sixty (60) feet in width and extending back between parallel lines a distance of one hundred (100) feet, and situated in the shopping center as marked in red on a plot plan more particularly described as exhibit A attached hereto and made a part hereof as demised space to be used primarily for Emery Variety (5¢ & 10¢) Store.

This lease to include that plot of land on which the building is situated, with the appurtenances and rights of way incident thereto.

TO HAVE AND TO HOLD the above described premises to the Lessee and its assigns, if any, for and during the term of twelve (12) years beginning the first day of October, 1965, and ending midnight September 30, 1977.

The Lessee agrees to pay the Lessor for and during the term of this Lease a rental of Five Hundred Dollars (\$500.00) per month, payable in advance on the first day of each month beginning on the first day of October, 1965.

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For Assignment of Lessee See Deed Book 802 Page 133
For Re-Assignment of Lessee - to Nalley Commercial Properties See Deed Book 80