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GENERAL S.C.

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DONALD W. SPENSLEY
REC

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

This agreement by and between Eckerds Drugs of South Carolina, Inc., a corporation, hereinafter called the Lessor, and The Shoe Center, Inc., a South Carolina corporation, with principal place of business in Greenville, South Carolina, hereinafter called Lessee.

WHEREAS, Lessor is the owner of certain improvements located upon real estate located at Laurens Road, Greenacre Road and Liberty Lane, Greenville, South Carolina, in the nature of a commercial building of approximately 7500 square feet, formerly occupied by Eckerd's Drug Store, and is the holder of a lease upon which such improvement is placed,

NOW THEREFORE, in consideration of the mutual promises of the parties, the parties agree as follows:

1. That the Lessor has leased and by these presents does grant, demise and lease unto the Lessee, its successors and assigns, the commercial building heretofore described for a period from August 1, 1979 through November 30, 1982.

2. That Lessee will pay to Lessor rent at the rate of \$718.75 per month for the term of the lease payable each and every month in advance at address designated by Lessor, which is: P.O. Box 31243, Charlotte, North Carolina 28231.

3. That Lessee will have all rights and responsibilities in and to such property during the term of this lease as Lessor holds in its lease with the owners of the real estate upon which improvements have been placed and it is specifically understood that Lessee shall have all rights to parking and walkway facilities as enjoyed by Lessor.

4. It is specifically understood that Lessor shall not be responsible for any broker's fee in connection with the lease, and if such fee is due, it shall be the responsibility of the Lessee.

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