

TITLE TO REAL ESTATE

LEASE COVERING PREMISES KNOWN AS NOS. 12-14 NORTH MAIN STREET, GREENVILLE, SOUTH CAROLINA.

THIS INDENTURE OF LEASE, made and entered into this 27th day of August, 1941, by and between F. W. Symmes, of Greenville, South Carolina, and Belle B. Hunt, widow of T. Frank Hunt, individually and as Executrix of and Trustee under the last will and testament of T. Frank Hunt, deceased, together with Flora H. Sherman, Harriett H. Bozeman, and David W. Hunt (of Columbia, Richland County, South Carolina) and Jessie O. Hunt, Gdn. ad litem for children of J. Frank Hunt, of the City of Greenville, County of Greenville, and State of South Carolina, hereinafter called the "Landlord", and J. C. PENNEY COMPANY, a corporation existing under the laws of the State of Delaware, with offices at No. 330 West 34th Street, New York, hereinafter called the "Tenant".

WITNESSETH:-

That the Landlords do hereby demise and lease unto the Tenant, the premises situated in the City of Greenville, County of Greenville, and State of South Carolina, together with the new building to be erected thereon by Landlords, said premises being known and described as follows, to-wit:-

BEGINNING at a point on the east side of North Main Street in the center of an eight inch brick wall, which point is 110 feet, 1 inch south from the southeast corner of North Main Street and Coffee Street, and running thence through the center of said eight inch wall south seventy degrees ten minutes east 79 feet 8 inches to a point in said wall; thence north nineteen degrees, fifteen minutes east, 0 feet 4 inches through said wall to a point in the north face of said wall where a new wall adjoins said wall; thence along the north side of said new wall south seventy-one degrees eleven minutes east 40 feet 2- $\frac{1}{2}$ inches to an angle in said wall; thence south seventy-one degrees three minutes east 105 feet 5 inches to a point on the west side of Brown Street which point is 107 feet 7- $\frac{1}{2}$ inches from the southwest corner of Brown and Coffee Streets; thence along the western side of Brown Street south nineteen degrees thirty minutes west 61 feet 4 inches to a point on said Brown Street at the northern side of an alley, which point is 74 feet 2 inches from the northwest corner of Brown and Washington Streets; thence with the northern side of said alley north sixty-nine degrees twenty minutes west 130 feet 9- $\frac{1}{2}$ inches to the point on said alley; thence north twenty degrees forty-one minutes east along the western side of a wall 24 feet to an angle in said wall; thence along the southern side of the wall and the northern side of another wall north seventy degrees twenty-four minutes west, 95 feet and 4 inches to a point on Main Street at the northwest corner of a wall, which point is 33 feet from the point of beginning; thence with the eastern side of North Main Street; north twenty degrees no minutes east 33 feet to the point of beginning; said premises being known as Nos. 12-14 North Main Street, Greenville, South Carolina.

TO HAVE AND TO HOLD the said premises, together with the new building to be erected thereon by Landlords pursuant to an agreement between Landlords and Tenant being entered into simultaneously herewith, and together with all and singular the improvements, appurtenances, rights, privileges and easements thereunto belonging or in any wise appertaining, unto the said Tenant from the 1st day of January, A. D. 1942, for, during and until the 31st day of December, A. D. 1956, a term of fifteen (15) years.

DELIVERY OF PREMISES. The Landlords covenant that actual possession of the demised premises shall be delivered to Tenant on the date specified for the commencement of the term thereof, or in any event not later than July 1st, 1942, free and clear of all tenancies, and with the new building to be erected by Landlords pursuant to Tenant's plans and specifications as provided in said agreement being entered into simultaneously herewith fully completed and ready for occupancy by Tenant. As soon as the work on said new building shall have progressed to a