

For Assignment to Winn + Lovett Grocery Co. See Deed Book 544 Page 43.

For assignment of Lessor Interest to B.F. Few, See Deed Book 855 at Page 411.

J.M.S.

BOOK 527 PAGE 82

*[Signature]*

STATE OF SOUTH CAROLINA ) 6 4 1955  
COUNTY OF GREENVILLE ) LEASE AGREEMENT

THIS AGREEMENT entered into this 18 day of May, 1955, between B. F. FEW, as Trustee u/d of Trust dated February 7th, 1955, (hereinafter referred to as the Lessor), and DIXIE-HOME STORES, INC., with head offices at Greenville, S. C. (hereinafter referred to as the Lessee).

W I T N E S S E T H

In consideration of the payments made and to be made as hereinafter provided, the Lessor does hereby lease and demise unto the said Lessee:

All that piece, parcel or lot of land situate, lying and being on the Northwestern side of North Main Street in the City of Greer, County of Greenville, State of South Carolina, and having the following metes and bounds:

Beginning at an iron pin on the Northwest side of North Main Street which iron pin is S. 36-30 W. 444.85 feet from an iron pin at the Southwest corner of the intersection of Church Street and North Main Street, and running thence N. 53-30 W. 216 feet to an iron pin on the Southeast side of Mosteller Place; thence with the Southeast side of Mosteller Place, N. 32-01 E. 209 feet, more or less; thence S. 53-30 E., 232 feet, more or less, to a point on the Northwest side of North Main Street, thence with the Northwest side of North Main Street S. 36-30 W. 208 feet 10 inches to an iron pin, the point of beginning, together with any and all buildings and improvements erected or to be erected or placed thereon.

Together with the right (in common with any others having a like right) to use for the benefit of the above described property and solely for ingress and egress to and from the same, a strip of land twenty-five (25) feet, more or less, in width, lying adjacent to the Northeastern boundary of the above described property, fronting twenty-five (25) feet on North Main Street, and running back therefrom in parallel lines one hundred (100) feet; the Lessor reserving, however, the right to grant a similar right to use of said strip to those who may at any time occupy any land lying between said strip or the above described property and Church Street.

TO HAVE AND TO HOLD unto said Lessee for and during the period beginning the 1st day of June, 1955, and ending at midnight on the 31st day of May, 1970, for the purpose of conducting thereon a general merchandising business.