

TITLE TO REAL ESTATE

the demised premises in the event the same shall be damaged or destroyed by fire, the elements or other casualty; the right of either party to cancel said lease of even date in the event the demised premises shall be substantially or totally destroyed by fire, the elements or other casualty during the last two (2) years of the term; that the lease dated July 31st. 1919 under which the premises thereby demised are now occupied by the Tenant shall be terminated as of April 1st. 1941 and that as of that date the parties hereto shall be released and discharged from any and all liability and responsibility whatsoever thereunder.

This lease is executed for the purpose of confirming in all respects said lease bearing even date herewith and for the purpose of GIVING NOTICE of the execution and delivery of said lease bearing even date herewith and all of the covenants, provisions, agreements and conditions therein contained, which the parties hereto do hereby covenant and agree to observe, perform and comply with during the term thereof; it being understood and agreed that said lease of even date herewith constitutes the entire agreement between the parties and shall in all respects prevail and control and that each of the parties hereto shall have all and the same rights therein set forth (and no others) and that this lease shall not in any manner or to any extent suspend, amend or annul or be deemed a construction or any of the covenants, provisions, agreements, or conditions set forth in said lease of even date.

ETHEL SMITH BROWNING, wife of PAUL BROWNING above named, joins in the execution hereof for the purpose of subordinating thereto all of her right, title and interest, whether inchoate or otherwise, of, in and to the demised premises.

IN WITNESS WHEREOF, the Landlord and his wife have hereunto set their respective hands and seals and the Tenant has caused its corporate seal to be hereunto affixed and these presents to be signed by its proper officers, thereunto duly authorized, the day and year first above written.

In the Presence of:

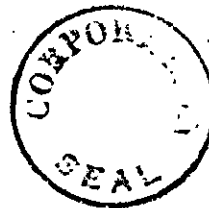
Seymour Plaster
F. D. Rainey
As to the Landlord

Paul Browning (L. S.)
Ethel Smith Browning (L. S.)

Edward S. Mesmier
George E. Chickering
As to the Tenant

W. T. GRANT COMPANY
By- R. H. Fegler
President.

ATTEST:
George I. Mason
Secretary.



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) SS.

Personally appeared before me Seymour Plaster who, being duly sworn says that he saw the within named PAUL BROWNING sign, seal and as his act and deed deliver the foregoing instrument for the purposes therein mentioned, and that he, with F. D. Rainey witnessed the execution thereof.

Sworn to before me this 21 st. day of January, 1941.

Seymour Plaster

F. D. Rainey
Notary Public for Greenville County
My Commission Expires at the pleasure of the Governor of S. C.



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) SS:

I, F. D. Rainey, do hereby certify unto all whom it may concern that ETHEL SMITH BROWNING, wife of the within named PAUL BROWNING, did this day appear before me, and upon being privately and separately examined by me did declare that she does freely and voluntarily and without any compulsion, dread or fear of any person or persons whomsoever renounce, release and forever relinquish in accordance with the provisions of the within indenture unto the within named W. T. GRANT COMPANY, its successors and assigns, all her interest and estate, and also all her right and claim of dower of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal this 21st. day of January, 1941.

Ethel Smith Browning

F. D. Rainey
Notary Public for Greenville County
My Commission Expires at the pleasure of the Governor of S. C.



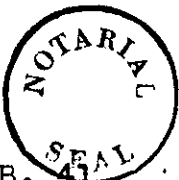
STATE OF NEW YORK)
COUNTY OF NEW YORK) SS:

Personally appeared before me Edward S. Mesmier who being duly sworn, says that he saw the corporate seal of W. T. GRANT COMPANY, a Massachusetts corporation, affixed to the foregoing instrument and that he also saw R. H. Fegler as President and George I. Mason as Secretary of said corporation, sign and attest the same, and that he with George E. Chickering witnessed the execution and delivery thereof as the act and deed of the said corporation.

Sworn to before me this 31st. day of January, 1941.

Edw. S. Mesmier

Robert C. Baker
Robert C. Baker
Notary Public N. Y. Co. 13
N. Y. Co. Register 1 B 207
Bronx Co. Clk. 68, Reg. 239 B. 41
Term expires March 30, 1941.



S. C. Stamps \$240.00 on Original Lease.

Recorded February 8, 1941 at 1:00 P.M.

By- J. H.-

For Assignment & Confirmation of Lease See Deed Book 434 Page 131