

NWB/ec
5/31/51

WHEREAS, the parties hereto, Paul Browning and Ethel Smith Browning, desire to ratify and confirm said leases, dated January 21, 1941 and October 20, 1950, respectively, in every respect to the same extent as if they had been originally and properly executed and probated both as to Paul Browning and Ethel Smith Browning,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar (\$1.00) and of other valuable considerations paid by the Tenant to the Landlords the receipt and sufficiency whereof are hereby acknowledged by the Landlords, the Landlords have demised to the Tenant and the Tenant has leased from the Landlords upon and subject to the covenants and agreements hereinafter mentioned, the premises known as Nos. 101-103-105-107 North Main Street, in the City of Greenville, County of Greenville, State of South Carolina, and more particularly described as follows:

BEGINNING at the corner formed by the intersection of the westerly side of North Main Street and the northerly side of West Coffee Street and running thence northerly, along the westerly side of North Main Street, seventy-six (76) feet; thence westerly, at an interior angle with the last course $89^{\circ} 50'$, one hundred and twenty (120) feet to the easterly side of a public alley; thence southerly, along the easterly side of said public alley seventy-six (76) feet to the northerly side of West Coffee Street; and thence easterly, along the northerly side of West Coffee Street, one hundred and twenty (120) feet to the westerly side of North Main Street, at the point or place of beginning.

All as described in Lease (Short Form) between Paul Browning and W. T. Grant Company, a Massachusetts corporation (assignor of the tenant) dated January 21, 1941 and recorded in the Office of the R.M.C. for Greenville County, S. C. in Deed Book 230 at page 195.

TOGETHER WITH all easements, rights, privileges and appurtenances thereunto belonging or in any wise appertaining or in any manner connected therewith.

TO HAVE AND TO HOLD the same for a term beginning on the 1st day of April, Nineteen Hundred Forty-one (1941), and continuing to and ending on the 30th day of June, Nineteen Hundred Eighty-one (1981), at midnight; BUT NEVERTHELESS upon and subject to the covenants and agreements set forth or referred to in said Lease dated January 21, 1941 and said Lease dated October 20, 1950, unless sooner terminated as in said instruments provided or permitted; it being understood that the right, title and interest of the lessor under said instruments are now vested in the Landlords and the right, title and interest of the lessee thereunder are now vested in the Tenant and that this lease is being executed only for the purpose of confirming said instruments.

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