

and designated on said survey as " Hunt and Symmes, et al " from the west side of North Brown Street to the East side of part of the premises hereby demised, being the alley designated as Alley " A " on said survey.

*LMD*

TO HAVE AND TO HOLD the said premises, together with all and singular the improvements, appurtenances, rights, privileges and easements thereunto belonging or in any wise appertaining, unto the said Tenant for a term commencing the first day of June, A. D., 1954 or on any earlier date that possession is accepted, and expiring twenty-five (25) years from the first day of the first month following the date on which J. C. Penney Company opens its store for business in the enlarged building on the property comprising the premises hereby demised and the premises shown and designated on Exhibit " A " attached hereto as " Hunt and Symmes, et al " (except certain rectangular ground floor area located at the Northwest corner of said premises designated " Hunt and Symmes, et al " having a width of approximately 33 feet fronting on North Main Street and extending by said width approximately 100 feet along the North side of said premises designated " Hunt and Symmes, et al "), " Cauble and Gibson, et al ", " McPherson ", and " The Greenville News-Piedmont Company." The exact term of this lease is to be established by a separate agreement to be executed by the parties hereto after the date of the opening of the enlarged store is known.

DELIVERY OF PREMISES. The Landlord covenants that actual possession of the demised premises shall be delivered to the Tenant on the date specified for the commencement of the term hereof, free and clear of all tenancies, and with the improvements now thereon in as good condition as at present.

It is understood between Landlord and Tenant that Tenant will demolish the existing building and improvements on the premises hereby demised and will erect a new building on the property comprising the premises hereby demised and the premises shown and designated on Exhibit " A " as " McPherson " and " The Greenville News-Piedmont Company " and will join said new building to the premises shown and designated on Exhibit " A " as " Hunt and Symmes, et al " and " Cauble and Gibson, et al."