

FILED  
GREENVILLE CO. S. C.

OCT 10 3 15 PM 1968

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )      SHORT FORM OF LEASE

THIS LEASE AGREEMENT entered into this 28th day of December, 1965, by and between McALISTER DEVELOPMENT COMPANY, a South Carolina Limited Partnership, with THE McALISTER CORP., a South Carolina corporation, as its Sole General Partner, whose principal office is located in Calhoun Towers, 415 North Main Street, Greenville, South Carolina, hereinafter called Landlord, and J. B. IVEY & COMPANY, a North Carolina corporation, with its principal offices located in Charlotte, North Carolina, hereinafter called Tenant.

For and in consideration of the rental payments to be made, as hereinafter set forth, and of the mutual covenants herein contained, the Landlord does hereby agree to lease unto Tenant and Tenant does hereby agree to take the following described premises:

Store Building No. A in McAlister Square Shopping Center, with the right to the use of the common facilities of said Shopping Center, which Shopping Center is located on the southeasterly side of Pleasantburg Drive (S. C. By-Pass Highway No. 291), in the City of Greenville, South Carolina, and being more particularly shown on the plat of the property of McAlister Development Company as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book TTT, page 21.

TO HAVE AND TO HOLD the demised premises for a term of twenty-seven (27) years, commencing on February 15, 1968, and expiring on January 31, 1995, with the following renewal options on the part of the Tenant: Four (4) successive options to renew and extend the term of this lease for ten (10) years on each such option.

THIS LEASE is for and upon the same rents, terms, covenants and conditions as more fully set forth in a certain collateral indenture of lease of even date herewith, between the parties hereto, which

(Continued on next page)

For Assignment of Rents See Deed Book 942 Page 531  
For Assignment of Rents, Rents + Profits See Deed Book 926 Page 265  
For Assignment of Rents + Profits See Deed Book 854 Page 25