

DONNIE S. TANKERSLEY
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INDENTURE OF LEASE

Prepared by **1191 PSE 927**
Barrett S. Wayne, Esq.
555 Turnpike Street
Canton, MA 02021

INDENTURE OF LEASE made this 23rd day of February, 1979 by and between GREENVILLE MALL PARTNERS ("Landlord") and MORSE SHOE, INC. ("Tenant").

WITNESSETH:

WHEREAS, Tenant entered into a Lease dated September 27, 1978 covering certain premises located in the Greenville Mall, Greenville, South Carolina, with Landlord; and

WHEREAS, it is the desire of the parties hereto to enter into an Indenture of Lease for the purpose of recording the same and giving notice of the existence of said Lease.

NOW, THEREFORE, in consideration of the rents reserved and the covenants and conditions more particularly set forth in that certain Lease entered into between the parties hereto dated September 27, 1978, Landlord and Tenant do hereby covenant, promise and agree as follows:

1. Landlord, in consideration of the rent to be paid and the covenants to be performed by Tenant, does hereby demise and lease unto Tenant and Tenant hereby rents from Landlord, a portion of the premises known as Greenville Mall, Greenville, South Carolina, which premises and the portion thereof leased to Tenant are shown on Exhibit to said Lease and are legally described on Exhibit attached to said Lease both of which exhibits are incorporated herein by reference. Said legal description is attached hereto as Exhibit "A".

2. The term of this Lease shall commence as provided therein and shall end ten (10) years plus the period to the first succeeding January 31st or July 31st thereafter, unless sooner terminated or extended as provided in said Lease.

3. Landlord has granted to Tenant the right and option to extend the term of said Lease for one (1) additional period of five (5) years each, all as set forth in said Lease.

~~4. The provisions of Exhibit "A" attached hereto are specifically made a part of this instrument.~~

5. This instrument is executed for the purpose of giving public record notice of the fact of execution of the above-described Lease and all of the terms and conditions of said Lease and amendments thereto, if any, are incorporated by reference herein.

6. This agreement shall extend to and be binding upon the parties hereto and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed these presents and set their hands and seals the day and year first above written.

WITNESS
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George Carl Durham
John Lawrence

GREENVILLE MALL PARTNERS
By Jack Wertheimer, Jr.
JACK WERTHEIMER, JR.
ATTORNEY IN FACT
MORSE SHOE, INC.

ATTEST:
Barrett S. Wayne
Barrett S. Wayne, Secretary
WITNESS:
John Lawrence

By Mr. [Signature]
Its Senior Vice President

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