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GREENVILLE CO. S. C.

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CLIVE FARRINGTON
R.M.C.



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)



THIS LEASE made and entered into this 29th day of November, 1947, by and between FRANK C. OWENS and THEODORA O. BLACK, of Atlanta, Fulton County, Georgia, hereinafter referred to collectively as the Lessor, and THE ARDEN COMPANY, of Washington, D. C., hereinafter referred to as the Lessee,



W I T N E S S E T H :

That for and in consideration of the rents received and of the mutual covenants, promises, and agreements hereinafter contained, it is agreed as follows:



1. That the Lessor hereby grants, bargains, demises, and leases unto the Lessee, and the Lessee does hereby lease, hire, and accept from the Lessor the following property, together with the use of all exits, entrances, easements, and appurtenant passageways, located in the City of Greenville, County of Greenville, State of South Carolina, to-wit:

All that piece, parcel or lot of land with the building and improvements thereon, situate on the East side of North Main Street, in the City of Greenville, County of Greenville, State aforesaid, fronting 21 feet, more or less, on the East side of North Main Street and extending back between parallel lines a distance of 100 feet 6 inches, more or less, to property of the estate of Frances C. Floyd, the building which covers a portion of said property being known as "120 North Main Street", and being the same store now occupied by The Orange Mill, said store being approximately 70 feet deep.

2. TO HAVE AND TO HOLD The above described premises with all the rights, easements, and appurtenances thereunto belonging and attaching unto the Lessee, its successors and assigns, for and during the term of five (5) years, unless this lease shall be sooner terminated as herein provided, commencing on the 1st day of January, 1948, and ending on the 31st day of December, 1952, at 12 o'clock midnight.

3. The Lessee hereby agrees to pay to the Lessor for said leased premises the following rental:

(a) A rental of Twenty-six Thousand Five Hundred