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STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE. }

THIS AGREEMENT, Made this first day of August, 1947, between R. M. CAINE, and RUTH P. CAINE, his wife, and their heirs, administrators or assigns, of the County of Greenville, State of South Carolina, hereinafter called the Lessors, and ROSE'S 5-10-25¢ STORES, INC., a corporation incorporated under the laws of the State of Delaware, with its principal offices in Henderson, North Carolina, hereinafter called the Lessee.

(1) The Lessors do hereby demise and let unto the Lessee, and the Lessee agrees to take and pay for, as hereinafter provided, the following described premises:

A store building to be erected in the Lewis Plaza Community Shopping Center which is located in the City of Greenville, beginning at the southeast intersection of Augusta Street and Aberdeen Avenue, extending along Augusta Street a distance of approximately 520 feet, and along Aberdeen Avenue a distance of approximately 670 feet. The said building is to be located in Block "C" at the northwest corner of Streets "B" and "C", as shown on plot plan dated March 17, 1947, by Beacham Associates, Architects, to front 60 feet on Street "B" and extend a distance of 95 feet, along Street "C" through to Aberdeen Avenue. The said building to have a main or sales floor size 60 x 95 feet and there shall be storage space, including office, rest rooms and toilets, provided on the second floor thereof, having an area of not less than 4500 square feet. The plans and specifications for the building shall be prepared by, or under the direction of, the Lessors but they shall be submitted to the Lessee from time to time for approval and when completed must meet with the approval of the Lessee. It is understood that the exterior of the building is to be of a nature to correspond with the other buildings which are to be erected in the Lewis Plaza Community Shopping Center, but the show windows, entrances and interior materials and arrangements shall be as desired by the Lessee.

(2) The Lessee shall have and hold said property with the privilege of quiet and unmolested possession for a term of twenty (20) years beginning on or about the first day of January, 1948, but not later than the first day of June, 1948, and ending twenty years after date of possession, for which the Lessee agrees to pay rental as follows: The sum of Four Hundred and Sixteen Dollars and sixty-seven cents (\$416.67) per month, payable monthly on the