

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

LEASE

NWB/ec  
5/31/51

THIS LEASE made as of this 15<sup>th</sup> day of JUNE, 1951, by and between Paul Browning and Ethel Smith Browning, husband and wife, residing in the City of Greenville, County of Greenville, State of South Carolina, hereinafter called the Landlords, and W. T. Grant Company, a Delaware corporation, having a business office at No. 1441 Broadway, Borough of Manhattan, City and State of New York, hereinafter called the Tenant,

## WITNESSETH:

WHEREAS, Paul Browning and Ethel Smith Browning on the 21st day of January, 1941 entered into a lease with W. T. Grant Company, a Massachusetts corporation, for a period of thirty (30) years, commencing April 1, 1941 and ending March 31, 1971, said lease being recorded in the Office of the Register of Mesne Conveyance for Greenville County on February 8, 1941, in Deed Book 230, at page 195, but that said lease, although Ethel Smith Browning appeared as one of the landlords and signed the same, was not probated as to Ethel Smith Browning in accordance with the laws of the State of South Carolina, but at said time, the said Ethel Smith Browning owned only an inchoate right of dower in the demised premises under the laws of South Carolina, which was properly renounced in said lease; and,

WHEREAS, W. T. Grant Company, a Massachusetts corporation, Tenant named in said lease, sold, assigned and transferred said lease to W. T. Grant Company, a Delaware corporation, on January 31, 1941, said assignment being recorded on May 7, 1951 in the Office of the Register of Mesne Conveyance for Greenville County in Deed Book 434 at page 131; and,

WHEREAS, the said Paul Browning on the 31st day of December, 1949, executed and delivered to Ethel Smith Browning a deed conveying to her an undivided one-third (1/3) interest in the property described in said lease, said deed being recorded on December 31, 1949, in the Office of the Register of Mesne Conveyance for Greenville County in Deed Book 240, at page 266; and,

WHEREAS, the said Paul Browning and Ethel Smith Browning on the 20th day of October, 1950, entered into a certain lease with W. T. Grant Company, a Delaware corporation, for a period of forty (40) years and three (3) months, commencing April 1, 1941 and ending June 30, 1981, said lease being recorded in the Office of the Register of Mesne Conveyance for Greenville County on March 23, 1951, in Deed Book 431, at page 293, but that said lease, although signed by Ethel Smith Browning, did not list her as one of the landlords and was not probated as to her in accordance with the laws of the State of South Carolina, although her inchoate right of dower in the undivided two-thirds (2/3) interest of Paul Browning in and to the demised premises was properly renounced in accordance with the laws of South Carolina; and,

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