

TERM

2. TO HAVE AND TO HOLD the said premises, together with all and singular the improvements, appurtenances, rights, privileges and easements thereunto belonging or in anywise appertaining, unto the said Tenant for a term commencing on the date on which Tenant opens its store for business to the public in the enlarged building on Parcels 1, 2, 3, 4 and 5 (except the ground floor space hereinabove reserved to Landlord measuring 33 feet by 100 feet on Parcel 1) as provided in clause 5 hereof captioned "Store Opening " and continuing thereafter to and including the date twenty-five (25) years from the first day of the month immediately following the date on which Tenant so opens its store for business to the public. When the date of commencement of the term of this lease has been determined as above provided the parties hereto shall enter into a written agreement in which the date of commencement of the term hereof is specified to the end that a record may be had of said date.

COVENANT OF TITLE, AUTHORITY AND QUIET POSSESSION

3. Landlord covenants and warrants that Belmont Realty & Investment Co. hereinabove named is the owner of an undivided one-half fee interest in Parcel 1 as hereinafter more fully set forth, and that in all other respects this lease is a sublease under certain underlying leases as follows:

UNDERLYING "HUNT LEASE"

(a) As to Parcel 1, underlying lease (hereinafter called "Hunt" lease) dated the 29 day of January, 1954 between Eelle E. Hunt, widow of T. Frank Hunt, individually and as Executrix of and Trustee under the last will and testament of T. Frank Hunt, deceased, together with Flora H. Sherman, Harriet H. Eozeman, Timothy Franklin Hunt; and Gloria V. Sherman, Flora S. Hudson, Bill E. Eozeman and Harriet B. Leslie, Individually and as Representatives of all the born or unborn children of Flora H. Sherman and Harriet H. Bozeman, all of Greenville, South Carolina, and David W. Hunt and Kenneth Franklin Hunt, by David W. Hunt, his duly appointed Guardian Ad Litem and D. W. Hunt, Jr., Individually and as Representatives of all the born or unborn children of David W. Hunt, all of Columbia, Richland County, South Carolina, as landlord, and Belmont