

NOW, THEREFORE, in consideration of the foregoing recitals and of the Agents covenants and agreements as hereinafter set out, the Owners by these presents, do hereby constitute and appoint E. Roy Stone Company, Realtors, composed of E. Roy Stone, Sr., E. Roy Stone, Jr. and Harold G. Stone, of Greenville, South Carolina, or either of them, as their true and lawful agent, with full power and authority, on their behalf and stead:

- (a) To rent, negotiate and sign leases covering all or any part of that certain group of stores owned by the undersigned and situated on the Northwestern corner of Main Street and McBee Avenue, in the City of Greenville, South Carolina, regardless of whether or not said leases will or may extend beyond the term of this agreement, and upon such terms and conditions as said Agent may deem best.
- (b) If a lease is negotiated through another realtor, the Agent may on behalf of the owner agree to pay said realtor the customary commission for negotiating such a lease and said payment shall be in addition to and not in diminution of the fees and commissions herein provided for the Agent.
- (c) To collect said rents and enforce the payment thereof by distress or suit in our names as fully and as effectually as we ourselves might do.
- (d) To make and/or enter into contracts for such repairs, replacements and improvements as said Agent may from time to time think necessary or advisable and upon such terms and conditions as said Agent may deem best.
- (e) To procure insurance of such types and in such amounts as said Agent may from time to time deem prudent.

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