

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 SHORT FORM LEASE

THIS SHORT FORM LEASE, made and entered into by and between Wade Hampton Shopping Center, Inc., a South Carolina corporation, hereinafter referred to as the Lessor, and J. B. Ivey & Company, a North Carolina corporation, hereinafter referred to as the Lessee,

W I T N E S S E T H:

That the Lessor, in consideration of the covenants of the Lessee, does hereby lease and demise unto said Lessee, and the Lessee hereby agrees to take and lease from the Lessor, for the term hereinafter specified, the following described premises:

A certain store building containing 10,916 square feet, more or less, the same constituting a portion of the Wade Hampton Shopping Center, in the City of Greenville, County of Greenville, State of South Carolina, and being the identical premises heretofore occupied by Patton, Tilman & Bruce, Inc., and being the identical premises encircled and outlined in red on the drawings attached to and made a part of the Modification of Lease Agreement entered into by Lessor and Lessee on May 15, 1964, said drawings being marked as Exhibits A and B.

Said Lease to become effective on the 1st day of August, 1964 or on the date at which time Lessee is given possession of said premises, whichever event occurs first, and ending five (5) years thereafter unless Lessee extends the term for an additional period or periods as provided in the Lease Agreement entered into by Lessor and Lessee covering said premises, on the 15th day of May, 1964.

(Continued on next page)