

RECORDING FEE  
PAID \$ 2.00

18484  
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SHORT FORM LEASE

THIS SHORT FORM LEASE, made this 19th day of November, 1969,  
by and between Town 'N Country Realty of Easley, Inc.,  
hereinafter called "Lessor" and T. G. & Y. STORES CO., hereinafter called "Lessee",  
which terms "Lessor" and "Lessee" shall include the successors and assigns of the  
respective parties,

WITNESSETH:

That Lessor, in consideration of the covenants of Lessee, does hereby  
lease and demise unto Lessee and Lessee hereby agrees to take and lease from  
Lessor, for the term hereinafter specified, a storeroom located on land  
situated in the City of Greenville, County of Greenville,  
State of South Carolina, and more particularly described on the  
attached Exhibit "A".

FOR LESSEE TO HAVE AND TO HOLD from a date dependent upon the completion  
of the above improvements or when Lessee opens said premises for the transaction  
of its business for an initial term of twenty-two years from said  
commencement date.

IT IS FURTHER AGREED that Lessee, at its option, shall be entitled to  
the privilege of three successive extensions of this lease,  
each extension to be for a period of five years.

IT IS UNDERSTOOD AND AGREED that this is a short form lease which is for  
the rents and upon the terms, covenants, conditions, rights and liabilities  
contained in the collateral lease agreement dated September 11, 1969,  
and shall run with the land and continue for the term of said lease and any  
extensions thereof, and shall be binding upon the heirs, executors, administrators,  
successors, and assigns of the parties hereto, which collateral lease agreement  
is and shall be made a part of this instrument as fully and completely as if  
the same were set forth herein. Said collateral lease agreement includes  
provisions wherein Lessee is granted certain exclusive operating rights in  
regard to the storeroom mentioned above.

IN WITNESS WHEREOF, the Lessor and Lessee agree to the foregoing instrument  
in its entirety as of the day and year first set forth above and have executed  
same on the day and year set forth in the acknowledgements, below.

Witness:

LESSOR'S  
EXECUTION

ATTEST: Larry J. Vandell TOWN 'N COUNTRY REALTY OF EASLEY, INC.

Alice D. Owens  
Ray B. Dally  
Secretary

By A. B. Nalley  
President

LESSEE'S  
EXECUTION

ATTEST:

T. G. & Y. STORES CO.

J. Lewis  
Secretary

C. A. Buchanan  
C. A. Buchanan, Vice President

Witness:  
Andrew W. Coles  
Frank Howard

(CONTINUED ON NEXT PAGE)