

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

THIS SHORT FORM LEASE, made this the 21st day of April 1975, by and between THREATT-MAXWELL ENTERPRISES, INC., a corporation, with its principal office in Greenville, South Carolina, hereinafter called Landlord and BANCROFT REALTY COMPANY, a corporation with its principal office at 1111 Hawthorne Lane, Charlotte, North Carolina, hereinafter called Tenant, which terms "Landlord and "Tenant" shall include, wherever the context admits or requires, singular or plural, and the heirs, legal representatives, successors and assigns of the respective parties.

W I T N E S S E T H :

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

That certain store building containing 7,920 sq. ft. as shown on a plan of Eastgate Village attached hereto as Exhibit B and the land on which the same shall stand (hereinafter collectively called "demised premises"), which store building and related improvements are to be constructed by Landlord according to plans and specifications to be approved by the parties hereto.

The demised premises are located in a shopping center development known as Eastgate Village (hereinafter called "Shopping Center"), located near the City of Greenville, County of Greenville, State of South Carolina, the legal description of the shopping center being as follows:

(See Exhibit "A" attached hereto and by this reference made a part hereof for the legal description of said shopping center.)

FOR THE TENANT TO HAVE AND TO HOLD from a date commencing upon the completion of the above improvements and when Tenant opens said premises for the transaction of its business, for a term of twenty (20) years from said commencement date.

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