

LESSOR: Stanley G. Tate and Edward L. Denison, d/b/a Investments Diversified Limited

LESSEE: Sky City Stores, Inc., a Kentucky corporation, having its principal office at 35 Patton Avenue, Asheville, North Carolina.

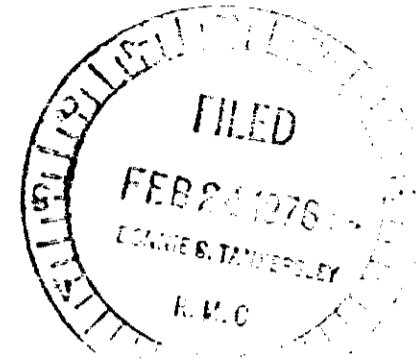
DATE OF LEASE: January 31, 1976

TERM: Twenty (20) years.

DATE OF TERMINATION OF INITIAL TERM: January 31, 1997

OPTION TO RENEW: Four five year renewals

PREMISES: As shown on Exhibit A attached hereto and made a part hereof as if specifically incorporated herein.



IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, this 31 day of January, 1976.

IN THE PRESENCE OF:

Patricia D. Patterson  
Edward L. Denison  
As to Lessor

Stanley G. Tate  
Edward L. Denison  
d/b/a Investments Diversified Limited

ATTEST:  
[Signature]  
Secretary

SKY CITY STORES, INC.  
By: [Signature]  
President

IN THE PRESENCE OF:

Betty G. Lister  
Philip E. Tubbyfill  
As to Lessee

IN THE PRESENCE OF:

[Signature]  
Louise H. Marett  
As to Lessee