

ASSIGNMENT OF LEASE AND AGREEMENT, effective as of December 4, 1978 (herein, together with all amendments and supplements hereto, called this Agreement), from MERCANTILE PROPERTIES, INC., A Delaware Corporation (Assignor), having an address c/o Mercantile Stores Company, Inc. (N.Y.), 128 W. 31st Street, New York, New York 10001 and J. B. WHITE & COMPANY, a South Carolina Corporation (herein, together with any corporation succeeding thereto by consolidation, merger or acquisition of its assets substantially as an entirety, called Lessee), having an address at c/o Mercantile Stores Company, Inc. (N.Y.), 128 W. 31st Street, New York, New York 10001, to GIRARD TRUST BANK, as trustee (herein, together with its successors and assigns as such trustee, called the Trustee), a state banking association, having a corporate trust office at 3 Girard Plaza, Philadelphia, Pennsylvania 19101, and H. E. Ikeler, Jr., as individual trustee (herein, together with his successors and assigns as such individual trustee, called the Individual Trustee), having an address c/o Girard Trust Bank, 3 Girard Plaza, Philadelphia, Pennsylvania 19101, as trustees (herein, together with all separate and co-trustees appointed pursuant to Section 8.6 of the Indenture hereinafter referred to, called the Trustees).

Assignor, a Delaware Corporation, has acquired a fee estate in the parcel of land described in Schedule A hereto (the Property). Assignor has leased the Property to