

State of South Carolina

County of Greenville.

This Indenture made this the third day of June, 1911, between B.F. Rush, hereinafter called lessor, which expression shall include his heirs and assigns where the context so requires or admits, of the one part, and by Hobbs Dry Goods Company, a corporation under the laws of South-Carolina, hereinafter called lessee, which expression shall include its successors and assigns where the context so requires or admits, of the other part.

The lessor has hereby let and rented to the lessee and it has hereby hired and taken from the lessor that certain building situate at the Southwest corner of North and Laurens Streets, in the City of Greenville, County and State aforesaid, consisting of a basement, first and second floors, the basement and first floor being about fifty-five feet wide, the second floor about forty feet wide, and fronting on North Street, each running back along Laurens Street about one hundred feet, for the term of five years, to commence the first day of September, 1911, at the monthly rent of One hundred and twenty-five Dollars (\$125.00) per month, payable at the end of each and every month during the period covered by this lease.

It is further agreed that the premises hereby demised shall not be used for automobiles or automobile business; that they may be sub-let upon terms in conformity with the provisions of this lease, but this lease shall not be assigned without the written consent of the lessor.

It is further agreed that the lessee will not use said premises in any manner that will increase the rate of insurance on the same after the commencement of this lease.

It is further agreed that no sign, emblems, or other like matter or thing, shall be painted or made on the walls of said building.

It is further agreed that no changes in the interior of said building shall be made without the written consent of the lessor.

It is further agreed that the lessee will at its own proper cost and charges, provide such water and lights as may be used, or as necessary to be used on said premises, and that it will in the same way keep in proper repair all plumbing and such like fixtures.

It is further agreed that if any rent shall be due and unpaid or default shall be made in any of the covenants or agreements herein contained, then it shall be lawful for the lessor to re-enter said premises and to remove all persons therefrom, and to take possession without suit or process.

It is further agreed that if said premises shall be destroyed or so injured as not to be habitable for the purposes herein let, then either party may terminate this lease, and all parties released from the obligations hereunder from that time on.

The lessee covenants to pay the lessor the said rent as herein agreed, and at the expiration of said term, or determination of this lease the said lessee will quit and surrender the said premises in as good condition as reasonable use and wear thereof will permit, damages by the elements and injuries above referred to excepted; and the lessor covenants that the lessee on paying the rent as agreed and performing the covenants and agreements as aforesaid, shall and may peaceably and quietly have and hold and enjoy the said demised premises for the term aforesaid.

In witness whereof the parties hereto have in duplicate set their hands and seals and the lessor by its duly authorized officers, has affixed its seal, this the day and year first above written.

Signed, sealed and delivered in the presence of:

HOBBS DRY GOODS CO.

P.D. Gilreath, Jr.

Per C.O. Hobbs, Pres. (Seal)

T.L. Benson,

B.F. Rush, (SEal)

(over)