

State of South Carolina.

County of Greenville.

This Indenture made and concluded at Greenville, S.C. this 12th, day of June, 1913, by and between Mrs. Alice Ferguson, the Lessor, on the first part, and Edward A. Farley and Charles Askin, partners, trading and doing business under the first name of Farley & Askin, the Lessees, on the second part.

Witnesseth, That the said lessor has granted and by these presents does grant and lease, unto the said Lessees all that certain building situate, lying and being on the East side of Main Street in the City of Greenville, South Carolina, being No. 213 according to the street enumeration of said City of Greenville; the intention being to lease the entire building, including the cellar, said building being known as the Ferguson Building with all the appurtenances thereto belonging:

To Have and To Hold, the said premises unto the said Lessees and their executors, administrators and assigns, for the full term of four years, commencing on the 15th day of July, 1913, and ending on the 15th. day of July 1917, yielding and paying at the rate of Fifteen hundred and sixty (\$1560.00) Dollars per annum for the first two years, payable in monthly installments of One hundred and thirty (\$130.00) Dollars per month, commencing on the 15th, day of August, 1913 and on the 15th, day of each successive month thereafter for the full term of Two years, and at the rate of Eighteen hundred (\$1800.00) Dollars per annum for the remaining two years of this lease, or until the 15th, day of July, 1917, payable in monthly installments of One Hundred and fifty (\$150.00) Dollars per month, beginning August 15th, 1915 and on the 15th. day of each successive month thereafter during the continuance of this lease.

And the said Lessees, for and in consideration of the above letten premises do covenant and agree to pay to the said Lessor, the above stipulated rent in the manner herein required. And it is further agreed that at the expiration of the time herein stipulated, to wit: July 15th, 1917, the said Lessees shall have the refusal of the said premises for the extended term of three years from said July 15th, 1917, at an annual rental of Eighteen Hundred (\$1800.00) Dollars per annum, and upon the same conditions hereinabove set forth, provided, the said Lessees shall give to the Lessor notice in writing, of their intention to exercise the foregoing option, at least sixty days prior to the said 15th, day of July 1917; otherwise said foregoing option to be null and void.

And it is mutually understood that the Lessees shall make no repairs at the expense of the Lessor, and any alteration or improvements desired by the Lessees at their own cost, must be done under the written sanction of the Lessor and all such alterations or improvements shall be surrendered to the Lessor upon the Lessees' removal. The Lessees shall make good all breakage of glass, and all other injuries done to the premises during their occupancy, excepting such as are produced by natural decay or unavoidable accidents. But the destruction of the premises by fire or by any other casualty shall terminate this agreement.

And it is further stipulated and understood, by the parties to these presents, that if one month's rent shall at any time be in arrear and unpaid the Lessor shall have the right to annul and terminate this lease, and it shall be lawful for her to re-enter and forthwith re-possess all and singular the above granted and leased premises.

And it is further stipulated and understood by the parties to these presents, that the Lessees shall not sub-let or re-lease the said building or any part thereof, without the written consent -