

State of South Carolina,

Greenville County.

This Indenture made and entered into by and between Masonic Temple Company, a corporation chartered under the laws of South Carolina, hereinafter styled the lessor, and the following milles:

Monaghan Mills; Victor Manufacturing Company, Apalache Mills, Greer Manufacturing Company, Olympia Cotton Mills, Cranby Cotton Mills, Richland Cotton Mills, Capital City Mills, and Beaver Dam Mills, hereinafter styled the lessees:

W I T N E S S E T H:

That the lessor has hereby let and rented to the lessees and the lessees have hired and taken from the lessor the offices, premises and appurtenances known as numbers 507, 509, 511, 515, 508, 510, 512, 514, and 516 on the fifth floor of the Masonic Temple, situated on Main Street in the City of Greenville for the term of years beginning with the date of this indenture and ending on the 31st day of December 1915, at the monthly rental of Eighty-Three and 33/100 (\$83.33) Dollars, payable on the last day of each and every month during the continuance of this lease. The Lessor also hereby grants to the lessees an option to renew this lease for five years from December 31st, 1915, at the present rental price or a rental price not to exceed as a maximum twenty per cent.

increase on the present rental price. Between these limits the rental is to be fixed by agreement.

The said premises and appurtenances including electric light fixtures, locks, keys and other fastenings and fixtures are delivered in good order during the term of this lease and to comply with all city ordinances at their own cost, and the lessees obligate themselves to keep the same in like good order excepting only reasonable wear and tear. But at the end of five years if the option is exercised the lessor agrees to repaint the walls and trimmings of the offices.

The lessor shall not be responsible for any repairs not caused by its fault or negligence or by ordinary wear and tear or such as may be needed to the roof or rendered necessary by fire or other casualty nor for damage caused by leaks except in case of positive neglect to have repairs made within a reasonable time and after receiving from the lessees written notice of such leaks and of the damage being caused thereby.

The lessees bind themselves to make no alterations to the said premises except with the written consent of the lessor, and to put nothing therein nor commit any act which would forfeit the insurance or increase the rate; that during its occupancy of any part of the building the lessees shall have the right to sublease any part of their space to such class of tenants as will not increase the insurance on the building; the lessees shall the right to surrender this lease on thirty days notice, but in the event of the removal of its principal offices from the building it shall not in that event have the privilege of subleasing, beyond the time they keep their main offices in the said building. The lessees shall not use the premises for any other purposes than offices without the written consent of the lessor, and at the end of its lease shall return without further notice possession of the said premises and appurtenances by actual delivery of the keys to the lessor in like good order as received, the usual decay, wear and tear ~~and~~ and injury or destruction as caused by the elements, only excepted.

In case of the destruction, whole or partial, or in case of injury or damage to said premises so as to render them unfit for occupancy, the obligation to rents as hereinbefore stipulated shall cease until the said premises are restored and rendered fit for occupancy by the lessor and during the said period wherein said premises are unfit for occupancy no charge shall be made -

(Over)