

State of South Carolina,

County of Greenville.

THIS INDENTURE made the 4th, day of January A.D. 1917, by and between W.M. Pates, party of the first part, and Hobbs-Henderson Company, a corporation of the State of South Carolina, party of the second part.

W-I-T-N-E-S-S-E-T-H:

That the party of the first part has hereby let and rented to the party of the second part, and the party of the second part has hereby hired and will take from the party of the first part, his two story brick building which includes the first and second stories and the basement thereof, and its appurtenances, situated on the east side of Main Street in the City of Greenville, S.C., between Washington and Coffee Streets and designated as Nos. 110 & 112 North Main Street, for a term of years commencing on the 1st. day of October 1917, and ending on the 1st. day of October 1922 at a yearly rental of twenty eight hundred twenty (\$2,820.00) Dollars, payable in monthly installments of two hundred thirty five (\$235.00) Dollars at the end of each month during the continuance of this lease.

TO HAVE AND TO HOLD said premises and its appurtenances thereof unto the party of the second part, its successors or assigns for the aforesaid term.

IT IS FURTHER AGREED, that no other improvements, repairs or alterations are to be made during the life of this lease, except such repairs as are necessary from natural decay, it is further understood that the lessor is not liable for any damages which may occur from leaks or other unavoidable accidents unless such damages occur after five days notice from the lessees in writing that repairs are necessary to protect the contents of the building, and it is shown that the lessor did not act promptly to protect the same.

AND The party of the first part hereby agrees that all fixtures, shelving, counters et cetera now in said store room or hereafter to be put therein by the party of the second part, shall be the property of the party of the second part, and at the expiration or termination of this lease, the said party of the second part shall have the right to remove said fixtures from said store room.

IT IS ALSO UNDERSTOOD AND AGREED: That this lease shall not be assigned nor the premises sub-rented to any person or corporation whatsoever without the written consent of the party of the first part.

IT IS FURTHER AGREED: That in case said building shall be destroyed or be so injured by the elements or any other cause as to be untenable or unfit for occupancy, then in such event, this lease shall cease and determine and both parties released from the further continuance of the same.

AND, IT IS FURTHER AGREED by the parties to these presents, that if one month's rent, at any time, be in arrears and unpaid, the party of the first part shall have the right or option to annul and terminate this lease, and it shall be lawful for him to re-enter and forthwith dispossess the said party of the second part and take possession of the premises hereby demised.

AND, the party of the second part covenants to pay to the party of the first part, as herein specified, and at the expiration of this lease, the party of the second part shall quit and surrender the premises hereby demised in as good condition as reasonable use and wear thereof will permit, damages by the elements or destruction of the building or any part thereof excepted, and the party of the first part covenants that the party of the second part, on paying the rent as aforesaid and performing all the covenants aforesaid, shall and may peaceably and quietly hold and enjoy-