

State of South Carolina,
County of Greenville.

This Indenture made this 20th, day of January 1922, by and between R.L. McGee Company, a corporation, hereinafter referred to as Lessor, and Huntington & Guerry, a corporation, hereinafter referred to as Lessee, Witnesseth:

The Lessor does hereby lease unto the Lessee the following premises, to-wit: The southern portion of the storeroom known as No. 106 S. Main St., Greenville, S.C., the portion so leased being a space or strip 7 ft. in width in the clear measuring from the northern face of the Southern wall of the storeroom to the southern face of the partition hereinafter provided for, and extending from the front of the storeroom to the point where the width of the said storeroom increases; also the entire width of said storeroom from said point where the width increases to the rear of the building; also the southern show window, the basement under said storeroom, and that portion of the second story covered by the lease entered into on June 10th, 1921, between the executors of the will of W.L. Mauldin, deceased, and R.L. McGee Company; it being the intention by this instrument to lease to the Lessee herein all the premises covered by said lease of June 10th, 1921, save and except the northern show window and the northern portion of the storeroom extending back to the point where the width of said storeroom increases.

To have and to hold unto the Lessee for the period beginning on the first day of the month next succeeding the month in which said premises shall be vacated by the present tenant, and ending December 31st, 1926.

The Lessee does hereby agree to take said premises and to pay therefor a rental of One hundred and seventy-five (\$175.00) Dollars per month, being one half of the rent provided for in the lease of June 10th, 1921, to be paid monthly between the first and the eighth of each month. It is understood that payment may be made direct to the executors of the will of W.L. Mauldin, deceased, the Lessors in said lease of June 10th, 1921.

It is understood and agreed that this lease is made subject to all the conditions and provisions contained in said lease of June 10th, 1921, and the Lessor does hereby assign unto the Lessee such interest in said lease of June 10th, 1921, as shall be consistent with the foregoing provisions and necessary for the protection of the Lessee. In the event of the insolvency or bankruptcy of the Lessor, the Lessee shall have the right to take over for its protection the entire lease of June 10th, 1921.

There shall be no assignment nor transfer, voluntary or involuntary of the interest now retained by R.L. McGee Company in the lease of June 10th, 1921, nor any subletting of the premises now so retained by it nor any part thereof until the lessee herein shall first have been given the option, after 30 days written notice to it, to take over the entire lease of June 10th, 1920, according to its terms, it being the intention that in the event of any change in the occupancy of the premises retained by the lessor herein, the lessee, for its own protection, may take over the entire lease.

It is understood and agreed that the parties hereto will erect a simple plaster partition dividing that portion leased to the lessee from the portion retained by the Lessor, and will make such changes in the entrance as may be rendered necessary by such division, each party paying one-half of the cost of the partition and changes. But any additions, improvements or embellishments in connection with the partition or entrance way shall be paid for by the party making the same. Should it be necessary at the termination of the lease of June 10th, 1921, to remove said -

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partition and restore the entrance, the cost thereof shall be borne equally by the parties hereto. In witness whereof said parties have caused this instrument to be signed by their duly authorized officers and sealed with their corporate seals the day and year first above written.

In presence of:

H.J. Winn,
Alfred G. Taylor.
As to the Lessors.

R.L. McGee Co. (L.S.)
Lessor.
By R.L. McGee,
Pres. & Treas.

H.J. Winn,
Alfred G. Taylor.
As to Lessee.

Huntington & Guerry (L.S.)
Lessee
By DuPont Guerry,
Secty. & Tr.

State of South Carolina,
County of Greenville.

Personally appeared before me H.J. Winn who being duly sworn says that he saw R.L. McGee as President of R.L. McGee Company, a corporation, sign, seal with the corporate seal and as the act and deed of said corporation deliver the foregoing agreement, and that he with Alfred G. Taylor witnessed the execution thereof. Sworn to before me this 31st, day of January 1922.
Alfred G. Taylor (L.S.)
Notary Public for S.C.

H.J. Winn

State of South Carolina,
County of Greenville.

Personally appeared before me H.J. Winn who being duly sworn says that he saw DuPont Guerry as Sec. & Treas. of Huntington & Guerry, a corporation sign, seal with the corporate seal and as the act and deed of said corporation deliver the foregoing agreement, and that he with Alfred G. Taylor witnessed the execution thereof. Sworn to before me this 31st, day of January 1922.
Alfred G. Taylor (L.S.)
Notary Public for S.C.

H.J. Winn

State of South Carolina,

County of Greenville.

This Instrument Witnesseth: that Eliza K. Mauldin, John McHardy Mauldin and Clarence Howland, as executors of the last will and testament of W.L. Mauldin, deceased, do hereby consent to the foregoing sub-lease by R.L. McGee Company to Huntington & Guerry. And for the protection of the latter they do hereby agree that in the event of the cancellation of said lease for failure to pay rent or otherwise, of the lease of June 10th, 1921, to R.L. McGee Company, then and in such event Huntington & Guerry shall have the option to take over the entire premises covered by said lease of June 10th, 1921, to be held by them in accordance with the terms of said lease as to length of term, payment of rent, and all other particulars.

Witness the hands and seals of the said parties this 20th, day of January, 1922.

In presence of:
As to Clarence Howland

Eliza K. Mauldin, (L.S.)

Edna T. Gardner,
Robt. R. Smith.

John McH. Mauldin, (L.S.)

Clarence Howland. (L.S.)

Executors of W.L. Mauldin, Dec'd.

Recorded February 11th, 1922.