

State of South Carolina,
County of Greenville.

This indenture, made at Greenville, in said County and State, on this the ninth day of May, A.D. 1922 by and between C.D. Stradley & Company Inc., a corporation duly chartered under the laws of said State, and having its principal place of business in the City of Greenville, in said County and State (hereinafter sometimes referred to as the "Lessor", for convenience) party of the first part, and W.H. Jones and H.H. Jones, partners in trade under the firm name and style of Jones Furniture Company (hereinafter sometimes referred to as the "Lessees", for convenience) parties of the second part, Witnesseth:-

That the said lessor, in consideration of the payment to it promptly when due of the rentals hereinafter specified, and the performance by said lessees of the various covenants herein undertaken by them, does hereby let, lease and demise unto the said lessees all that certain store-room and basement known as No. 207 North Main Street (being on the west side of said street and two doors north of Coffee Street) in the City of Greenville, in said County and State, together with all necessary artificial heat, as per agreement with owners for a term, beginning on the first day of June, A.D. 1922, and ending on the thirty-first day of December A.D. 1923; and does hereby covenant that the said lessees shall have quiet and peaceable possession of said premises during the said term, except as may be hereinafter provided; And the said lessees do hereby accept this lease upon the terms and conditions herein set forth, and in consideration of the letting of said premises to them, do hereby agree to pay to said lessor, as a rental therefor, the sum of Three hundred and seventy-five dollars (\$375.00) per month from the beginning of said term until the thirty-first day of December, 1922, and the sum of Four hundred dollars (\$400.00) per month from the first day of January to the thirty-first day of December 1923; the rent during the whole of said term to be paid monthly on or before the fifth day of the following month;

And it is further agreed that said lessor shall not be responsible for damage caused by leaks in the roof of said building, or by escaping gas or by bursting water pipes or in any other manner; and that said lessees shall pay for all lights, power and water used or contracted for on said premises during said term.

And it is further agreed that said lessees shall make good all breakage of glass and shall repair and replace all broken or damaged pipes, wires, fixtures and other appliances pertaining to the gas, electric and water supplies and the plumbing and sewerage of said premises and shall make good all damage to said premises during their tenancy except such as may be caused by natural decay, by lightning, windstorm or by fire not due to the act of said lessees or of any person on the premises by their permission, express or implied; but shall make no alteration or repairs without the written consent of said lessor; and said lessees hereby agree to use due and proper care in the occupancy of said premises, and not to make or suffer any waste thereof, nor lease nor underlet said premises nor assign this lease but with the approbation of said lessor in writing having been first obtained; and that said lessor or its agent may enter said premises to view the same and make improvements thereon and to expel said lessees if they shall fail to pay the rent as aforesaid or make or suffer any waste thereof, or violate any other provisions hereof.

And it is further agreed that if any rent payment herein stipulated shall at any time be past due and unpaid for a period of one month after the time herein fixed for such payment, or if said -

(Next page)

Lessees or any other person or persons or corporation occupying said premises shall be adjudged bankrupt or shall become insolvent or make any assignment for the benefit of creditors or shall abandon said premises or shall use them for any purpose which shall cause them to deteriorate in value or shall constitute a nuisance to the neighbors or if any of the conditions hereof be violated, then, at the option of said lessor, it shall be lawful for said lessor or its agents, without suit or process, to forthwith or within a reasonable time thereafter declare this lease terminated, enter upon said premises and resume the possession thereof and remove all persons therefrom as tenants holding over after the expiration of their lease and for non-payment of rent; and the said lessees hereby waive notice from said lessor of such intention or fact of termination; and in such event said Lease shall, at the option of said lessor, forthwith terminate; and upon the termination in any manner of this lease or any extension thereof the said lessees hereby agree to immediately vacate said premises and to surrender to said lessor or its agent the possession thereof, peaceably and in as good condition as the same are now in, reasonable wear and tear and use thereof excepted; provided, however, that if said premises be destroyed by fire or other cause, or so damaged as to render them untenable, this lease shall thereupon cease and determine and all parties hereto shall be released from further liability on account hereof. And it is further agreed that in the event of litigation or disagreement regarding any of the terms of this lease or the occupancy of said premises or any other matter relating thereto it shall be lawful for any judge of the Court of Common Pleas for said State, upon application to him, ex parte or otherwise, on behalf of said lessor, at chambers or in open Court, in or out of the County of Greenville, to appoint, without notice to said lessees, a receiver for said premises, to take possession thereof or to collect the rents thereof and hold the same for the benefit of said lessor pending such litigation or until the adjustment of such disagreement.

And it is further agreed that the terms and conditions hereof shall extend to and bind the heirs, executors, administrators and assigns of the parties hereto, respectively.

In witness whereof the parties hereto have interchangedably set their hands and attached their seals to duplicate copies hereof (each of which shall be considered an original for all purposes) on the day and year first above set forth.

Signed, sealed and delivered

in the presence of:

O.M. Benton,

W.T. Henderson.

Bessie B. Ehrhardt,

J.J. Wootton.

C.D. Stradley & Co., Inc. (Seal)
By C.D. Stradley, Pres. & Treas
Party of first part.

W.H. Jones, (Seal)
H.H. Jones, (Seal)
Partners under the firm name
of Jones Furniture Company,
By H.H. Jones, a member of
said partnership.
Party of second part.

State of South Carolina,
County of Greenville.

Personally appeared before me W.T. Henderson and made oath that he saw the within named C.D. Stradley & Co., Inc., a corporation, by its officers- C.D. Stradley, Pres. & Tr., party of the first part, and - Parties of the second part, sign, seal and as their act and deed deliver the within written lease, and that he with O.M. Benton witnessed the execution thereof.

Sworn to before me
day of May 1922.
T.F. Hunt (L.S.)
Notary Public for South Carolina.



W.T. Henderson

(Over)