

This Agreement, made this 5th, day of July, 1922 between Mrs. Theo. C. Owens, of Atlanta, Georgia, County of Fulton, party of the first part, and G. E. Cheros, of Greenville, South Carolina, County of Greenville, party of the second part. Witnesseth:

That the said party of the first part (hereinafter designated as the Lessor) has leased and does lease to the party of the second part (hereinafter designated as the Lessee) for the term of four years and six months, commencing July 1st, 1922 and ending December 31, 1926, that store room known as 224 North Main Street, in the City of Greenville, South Carolina, County of Greenville, being approximately 16 feet wide and 70 feet deep, more or less, at and for the term rent of Seven thousand nine hundred fifty (\$7,950.00) Dollars, payable as follows: One hundred twenty-five (\$125.00) Dollars per month for the first six months, and one hundred fifty (\$150.00) Dollars per month for the remainder of the lease, payable by the 10th, of each month.

And the Lessee covenants and agrees as follows: -

- 1st. To pay rent as due without any obligation on part of lessor to make demand for same.
- 2nd. To keep premises in good order and condition, and surrender the same at the expiration of the term of this lease in like good order and condition as when taking possession thereof, ordinary wear and tear and casualties by fire, the elements, act of God, alone excepted.
- 3rd. The lessee agrees to make all necessary repairs, including roof, floor, walls and plate glass
- 4th. It is understood and agreed that the lessee shall have the privilege of sub-leasing any part or all of building covered by this lease to tenant whose business is not considered hazardous or objectionable. The lessor may elect to hold the lessee, or transferee liable under this lease for the discharge of all obligations thereunder.
- 5th. Should the lessee fail to pay rents as they fall due as aforesaid or violate any of the conditions of this lease, or should the lessee be adjudged a bankrupt, or should a receiver be appointed or should execution or other process be levied upon the interest of the lessee in this lease or the property of the lessee upon the leased premises, the lessor shall have the right at her option, to re-enter said premises and annul this lease. Such re-entry shall not bar the recovery of rent or damages for breach of covenant nor shall the receipt of rent after condition broken be deemed a waiver or forfeiture.

And in order to entitle the lessor to re-enter it shall not be necessary to give notice of rent being due and unpaid, or of other conditions broken, nor to make demand for rent, the execution of this lease, signed by the parties hereto, which signing is hereby acknowledged, being sufficient notice of rents being due and a demand for the same, and shall be so construed, any law, usage or custom to the contrary notwithstanding.

6th. It is further understood and agreed that the lessor shall not be liable for any damage which may accrue on account of any defect in said building, or in said premises or from rain, wind or other cause. And the lessor reserves the right during this term, to visit and inspect, by herself or agents, said premises at any reasonable time; to show the same to intended tenants or purchasers; also to display "For Sale" and "For Rent" signs on said buildings or premises.

7th. It is further understood and agreed that the lessor reserves the right to make any repairs on or about said premises that may be deemed necessary by her during this term.

If the lessee vacated these premises before the end of the said term, without the written consent of the lessor, the lessor has the right to re-enter and let the said premises as the agent of -

(Over)