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State of South Carolina,  
County of Greenville.

This Indenture made and entered into by and between W.P. Childers, hereinafter styled the Lessor, and G.R. Kinney Co. Inc., of 233 Broadway New York City, hereinafter styled the Lessee, Witnesseth: That the Lessor has hereby let and rented to the lessee and the lessee has hired and taken from the lessor the store room, premises and appurtenances known as No. 114 West Washington Street on the Street level floor of the Wallace Building situated on West Washington Street in the City of Greenville, for the term Five (5) years, at a rental of Two Hundred and fifty (\$250.00) Dollars per month, payable in advance monthly, for the first three years; and at a rental of Three hundred (\$300.00) Dollars per month, payable in advance monthly for the fourth and fifth years of this lease, this lease to begin as of March 1, 1923 and terminate February 8, 1928.

It is agreed that if any rent shall be due and unpaid, or if default be made in any of the covenants herein contained, the rent for the whole unexpired term of the lease shall at once become due, payable and distrainable, the Lessee shall upon three days notice, vacate the leased premises, and the Lessor may re-enter and take possession.

The said premises and appurtenances including electric light fixtures, locks, keys and other fastenings and fixtures, are delivered in good order and the lessee is obligated to keep the same in like good order during the term of this lease and to comply with all City ordinances at its own cost.

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

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The lessee is bind - to make no alteration to said premises, to put nothing therein, nor commit any act, which would forfeit the insurance or increase the rate; to make no sub-lease, nor transfer said lease in whole or in part, nor use the premises for any other purpose than retail mercantile without the written consent of the lessor; nor to give or grant to anyone the use or occupancy of any portion of said premises for deskroom or other purposes without like written consent; and, at the end of this lease, to 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 and wear and tear only excepted, provided if the said premises are injured or destroyed as to render them unfit for the purpose for which they are leased, the Lessor may terminate this lease.

And should the Lessee in any manner violate any of the terms or conditions of this lease, or any of the Rules and Regulations appearing at the end of the lease and made a part hereof, the Lessor hereby expressly reserves to itself the right of cancelling said lease, the lessee hereby assenting thereto and expressly waiving the legal notice to vacate the premises. In the event that the lessee vacates the premises or does anything that threatens the collection of Lessor's lien and privilege, Lessor, at his option, without consent of Lessee enter said premises and lease or rent the same for account of the Lessee. The Lessor hereby also reserves to itself the right to post and keep posted on the premises a card or cards "For Rent" during the ninety days preceding the expiration of this lease, and the Lessee will during that time allow parties to visit the property when property authorized by the Lessor.

The rules and regulations, in regards to the said building, printed at the end of this lease, and all further rules and regulations, as herein referred to, shall constitute a part of this agreement, and as such, shall, during the term of this lease, be in all things observed and performed by the said lessee and by its clerks, servants and agents.

The Lessee agrees to notify the Lessor or its agents, in writing, on or before the first day of December 1927 whether or not it wishes to retain the premises for an additional period at an agreed price from the expiration of this lease. The Lessor shall in like manner notify the Lessee or his agent, in writing on or before the first day of January, 1923 if it wishes to terminate the lease as per its terms.

In witness whereof the parties have hereunto set their hands and seals this 11th, day of January 1923.

Signed, sealed and delivered  
in the presence of:  
J. R. Freeman,  
H.C. Chatten.

W.P. Childers (Seal)  
G.R. Kinney Co. Inc., (Seal)  
By E.H. Krom, Pres. (Seal)

State of South Carolina,  
County of Greenville.  
Personally comes H.C. Chatten and makes oath that he saw the within named W.P. Childers and also the within named G.R. Kinney Company, Inc., by E.H. Krom, Pres. sign and seal the within written instrument and that he with J.R. Freeman witnessed the execution thereof.

Sworn to before me this 22,  
day of February  
J.W. Childers  
Notary Public, S.C.

H.C. Chatten.



Recorded February 26th, 1923.

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