

State of South Carolina,
County of Greenville.

Lease.

This agreement made and entered into this - day of March, 1923, by and between T.A. Baugh, C.P. Sorbet and J.W. Baxter, parties of the first part (hereinafter referred to as Lessors), and C.C. Sloan, party of the second part (hereinafter referred to as Lessee), Witnesseth:

That for and in consideration of the covenants and agreements on the part of the Lessee, the Lessors have granted, demised and leased, and by these presents do grant, demise and lease unto the Lessee, his heirs, administrators, executors and assigns, the following described property to-wit:

That certain store-building and appurtenances located on Parker Road near the City of Greenville, said store building being located on Lot #18 of the Monaghan Annex, this being the same lot conveyed to the Lessors by the Piedmont Credit Adjustment Bureau, Incorporated.

Also certain fixtures now located in said store building, a list of which is hereby attached and made a part of this lease, reference to which is hereby craved.

To have and to hold the said store-building and appurtenances for the full term of one year, commencing March 8th, 1923, and ending March 7th, 1924; said fixtures above mentioned for the full term of six (6) months, commencing March 8th, 1923, and ending September 7th, 1923; said Lessee to pay unto the said Lessors therefor a rental of Twenty-two Dollars (\$22.00) per month in advance for the first six months of said period, and Twenty-five Dollars (\$25.00) per month in advance for the remaining six months of said lease; all of said rent shall be payable on the first day of each calendar month in advance, the first payment to be due April 1st, 1923, the rental for the remainder of March being remitted.

And the Lessee for and in consideration of the letten premises doth covenant and agree to pay unto the said Lessors the above stipulated rent in the manner herein required, it being further agreed that if the Lessee shall fail, neglect or delay to pay the stipulated rent for a period of ten (10) days after the same shall become due and payable, then the Lessors at their election may declare the whole consideration for the entire time due and payable and immediately re-possess the premises and declare this lease null, void and of no effect; also that the Lessee shall not have the right to sub-let the leased premises without the written consent of the Lessors.

And it is further mutually agreed that the Lessee shall not have the right to make any alterations or improvements on the leased premises without the written consent of the Lessors, and that all alterations or improvements so made are to be surrendered to the Lessors on the Lessee's removal from the premises. That in the event said Lessee shall go into bankruptcy, this lease shall be null and void.

And it is further mutually agreed that at the expiration of the six months' lease on fixtures, the lessors shall have the access and right to remove any or all of said fixtures from the leased premises without in any way affecting this lease, as to store-building; that the Lessee shall make good all breakage of glass and injuries done to the leased premises during tenancy except those due to natural decay and unavoidable accident.

In Witness whereof we hereunto set our hands and seals this day of March A.D. 1923.

In the presence of:

Kitty Brown,

J.L. Love.

T.A. Baugh, (L.S.)

C.P. Sorbet, (L.S.)

J.W. Baxter, (L.S.)

Lessors.

(Over)