

the right to annul and terminate this lease, and it shall be lawful for them to reenter and forthwith repossess all and singular the above granted and leased premises.

And it is further understood and stipulated by and between the parties to these presents that the Lessee shall not have the right to assign this lease, sub-let or release the said premises without the written consent of the Lessors.

It is further stipulated and understood by and between the parties to these presents that in case the Lessee becomes insolvent or bankrupt proceedings commenced against it, or a Receiver is appointed for the Lessee, then this lease is to become null and void at the option of the Lessors.

In Witness whereof the parties hereto do hereunto set their hands and seals in duplicate this the 2, day of July, A.D. 1921.

Signed, sealed and delivered
in the presence of:
Sayge H. Anthony,
W.D. Browning.

Franklin-Greenville Co. Inc.
Browning Goldsmith,
Secty. & Treas.
Lessee.

C.O. Hobbs,
W.T. Henderson.

State of South Carolina,
County of Greenville.

Personally appeared before me Sayge H. Anthony who upon oath says that he saw the within named W.T. Henderson, C.O. Hobbs, and the Franklin-Greenville Co. Inc., by Browning Goldsmith Secretary and Treasurer, sign, seal and as their act and deed, deliver the foregoing written instrument for the uses and purposes therein mentioned and that he with W.D. Browning witnessed the execution thereof.

Sworn to and subscribed before me
this the 2, day of July, 1921.
W.D. Browning (L.S.)
Notary Public for S.C.

Sayge H. Anthony

Recorded April 16th, 1924.

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State of South Carolina,
County of Greenville.

This Contract and Lease entered into by and between W.T. Henderson and C.O. Hobbs, hereinafter referred to as the Lessor and the Franklin-Greenville Co. Inc., hereinafter referred to as the Lessee.

Witnesseth: That the Lessors have granted and leased and by these presents do grant and lease unto the said Lessee, Store rooms Nos. 410 and 412 in the Nokassa Hotel on South Main Street, in the City of Greenville and also the Annex in the rear of said store rooms for a term of Five years commencing on the first day of August, 1921, and ending on the first day of August, 1926, and Lessee does covenant and agree to pay to the said Lessor as rent for said premises the sum of Two hundred and fifty (\$250.00) Dollars per month for the first two years, and Three hundred (\$300.00) Dollars per month for the last three years, the monthly payments to be paid at the end of each month.

The Lessors hereby agree to make such improvements on said premises as were agreed upon verbally between W.T. Henderson and Geo. Browning Goldsmith, said improvements to be made by A.E. Morris, Contractor. The Lessee, however, is to furnish such shelving and other fixtures as it may desire.

And the Lessee is to pay for water and lights, and the Lessors are to furnish steam heat. It is understood and agreed that the destruction of the said premises by fire or other casualty will terminate this Lease, and it is mutually understood that the Lessee shall make no repairs at the expense of the said Lessor except such as herein above provided for. And any alteration or improvement desired by the Lessee must be done at its own expense, and all such alterations or improvements shall be surrendered to the Lessors upon the Lessee's removal.

The Lessee shall make good all breakage of glass and all other injuries done to the premises during its tenancy, excepting such as are produced by natural decay and unavoidable accidents. And it is further stipulated and understood by the parties to these presents, that if one months rent shall at any time be in arrear and unpaid, the Lessor shall have -
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