

State of South Carolina,
County of Greenville.

This Indenture made and entered into this the day of January, 1924, by and between John T. Woodside of the first part, hereinafter called the Landlord, and United States Woolen Mills, Inc., hereinafter called Tenant.

Witnesseth:

The said Landlord has hereby let and rented to the said Tenant, and he has hired and taken from the said Landlord that certain ground floor store-room, No. 216 South Main Street, part of the old Mansion House Building, and situate in the City and County of Greenville, South Carolina, for the term beginning the day of January, 1924, and ending the 31st day of December, 1925, for which he is to pay the sum of One Hundred Forty-five Dollars per month, to be paid for each and every month, in advance.

It is further agreed that the said Tenant will pay all water and light bills, keep in repair at his own costs all water and sewer pipes and fixtures and accessories used in connection therewith and in the same manner keep in repair all light wires, conduits, fixtures and in like manner repair all parts of the premises that may get out of repair, except as is hereinafter stated.

It is further agreed that this lease shall not be assigned nor the premises sublet without the written consent of the said Landlord.

It is further agreed that any and all damages done to said premises, or any part thereof, by the negligence and carelessness of the said tenant, its servants, agents and employees, shall be borne and made good by the said Tenant, and all glass so broken while the premises are in possession of said Tenant shall be replaced by him.

It is further agreed that the said Landlord shall not be liable for any damage by water leaking through the roof or otherwise, unless he shall not repair the same within a reasonable time after written notice so to do.

It is further agreed that the Tenant will keep the premises clean and sanitary.

It is further agreed that no signs will be painted on either the outside or inside of the walls forming a part of the above premises.

The Landlord, his representatives, agents, prospective lessees or assigns may from time to time enter for the purpose of viewing and showing said premises, and at any time within 90 days next preceding the expiration of this lease, may affix to some suitable part of the said premises

(Next Page)

a notice to rent or to sell the same, or any part thereof, and keep the notice affixed without molestation.

It is further understood and agreed that the Lessor is to put in a plate glass front and has the privilege to put in a pressed brick front, all additions made by the Landlord to be and to belong to him; that the Lessor will move the fixtures, including the electric light fixtures now in the building occupied by the Lessee from that building to the building described above and hereby let to the Lessee; that it is contemplated by adjoining owner to erect a Hotel building upon the adjoining property and any inconvenience, damage or interruption in the Lessee's business by reason of the erection of said building shall be no claim against the Lessor on account thereof; that the Lessor will at all times provide necessary artificial heat, in that the occupancy of said premises shall be comfortable.

It is further understood and agreed that at the expiration of this lease the Lessee may extend the same for a period of three years, upon all of the terms and conditions herein stated except that for the first year it will pay to the Lessor the sum of Three hundred Dollars per month, in advance, for each and every month during said first year and Three hundred Twenty-five Dollars per month, payable in advance, for each and every consecutive month during the next two years, provided, however, that such extension shall not be made unless the Lessee gives written notice, by registered mail, to the Lessor, six months before the expiration of this lease by its terms herein.

That it is further agreed that the Tenant at the end of the aforesaid term, or upon a sooner determination of this lease, will quit and surrender the said premises in as good condition as he finds them, damage by ordinary and careful use thereof, and by the elements excepted, provided, that if the building on said premises is so injured, or destroyed as to render them unfit for occupancy, then this lease may be terminated by either party hereto.

It is further agreed that if the Tenant fails in business gets into the hands of a Receiver, goes or is put in Bankruptcy, this lease may be terminated at the option of the Landlord.

It is further agreed that any rent coming due and not paid, within days after it is due, or if the Tenant violated any other agreement herein, then and in either event, the Landlord may at his option declare this lease at an end, re-enter and take possession of the said premises and remove all persons therefrom without suit or process, the Tenant waiving all notice

(Over)