

State of South Carolina,
County of Greenville,

This Indenture made this the 31st day of July, 1923, by and between Clinton J. Morgan and Jas H. Morgan, Jr., of the first part, and hereinafter designated Lessors, and Jas. Theodore and William Theodore, of the second part, hereinafter designated the Lessee;

Witnesseth

That the Lessors have hereby let and rented to the Lessee and the Lessee have hereby hired and taken from the Lessors a certain store room in the building of the Lessors, said building being situated at the corner of West Washington and Laureis Streets, said store room being between the store room occupied by the Western Union Telegraph Company and the J. A. Bull Stores Company, being the same store room now occupied by Jas. Theodore and William Theodore and covered by lease dated April 22, 1919, said lease being signed by C. J. and Jas. H. Morgan, Jr. and Jas Theodore and Mike Levantis, together with space in the basement of approximately 19 1/2 x 30 feet, the location of said space to be determined by the Lessors.

To have and to hold said premises for a term of five years beginning the first day of October, 1925 and expiring the last day of September, 1930. For the use and occupancy of the above described property, the Lessee agree to pay, and the Lessors agree to accept the following rental: One hundred (\$100) Dollars per month for the year October 1, 1925 to September 30, 1926; One hundred Thirty (\$130) Dollars per month for the years October 1, 1926 to September 30, 1928; One hundred Fifty (\$150) Dollars per month for the years October 1, 1928 to September 30, 1930, to be paid on the last day of each and every consecutive month during the period aforesaid.

It is agreed that in case the Lessors do not lease the store room occupied by the Western Union Telegraph Company to the Western Union Telegraph Company at the expiration of their present lease: namely, September 30, 1925, that the Lessee are to rent the store room occupied by the Western Union Telegraph Company and for the use and occupancy of said store room together with store room now occupied by Jas. Theodore and William Theodore and space in basement approximately 19 1/2 x 30 feet, location of said space to be determined by the Lessors, the Lessee agree to pay, and the Lessors agree to accept the following rental: Two hundred Fifty (\$250) Dollars per month for the year October 1, 1925 to September 30, 1926; Two hundred Seventy-five (\$275) Dollars per month for the year October 1, 1926 to September 30, 1927; Three hundred (\$300) Dollars per month for the year October 1, 1927 to September 30, 1928; Three hundred Fifty (\$350) Dollars per month for the years October 1, 1928 to September 30, 1930, to be paid on the last

(Over)