

This Indenture made in quadruplicate this fifth day of October, in the year of our Lord one thousand nine hundred and twenty six by and between W. C. Cleveland of the City of Greenville County of Greenville and State of South Carolina of the first part, and F. W. Woodworth Co. a corporation existing and doing business under the laws of the State of New York party of the second part.

Witnesseth, that the said party of the first part hath agreed to let, and hereby doth let, and the said party of the second part hath agreed to take, and hereby doth take those certain premises situated in the City of Greenville County of Greenville and State of South Carolina Block 710 Lot and known as numbers 131-133 South Main Street, consisting of store and basement thereunder with appurtenances and the sole and uninterrupted use and occupation thereof, for the purpose of a retail merchandise store for the term of (10) ten years to commence on the first day of May 1927, and end on the first day of May 1937 at eight o'clock in the forenoon. The said party of the second part agrees to pay to the said party of the first part the yearly rent of \$7,500.00 for the first three years, \$8,000.00 for a further period of three years and \$9,000.00 for the last four years, ending May 1, 1937 payable in equal monthly payments of \$625.00 for the first period of three years, ending May 1, 1930, \$666.66 <sup>2</sup>/<sub>3</sub> for the further period of three years, ending May 1, 1933 and \$750.00 per month for the last period of four years, ending May 1, 1937 on the fifteenth of each and every month for the current month during the continuance of this lease, such payment to be made to W. C. Cleveland, City Greenville State South Carolina or to such other party and place as shall be designated in writing from time to time, who is hereby authorized to collect and receipt for same.

Lessor agrees to furnish heat for the premises herein leased when same is necessary and shall supply the same in as steady and uniform a manner as reasonable care can accomplish. Unavoidable accidents to the heating plant shall excuse the Lessor under this clause until all repairs have been made, such repairs shall be made as expeditiously as circumstances will permit.

It is further agreed between the parties to these presents that in case the buildings erected on the premises hereby demised shall be partially destroyed