

by fire or by the elements, the same shall be repaired as speedily as possible at the expense of the party of the first part and a just and proportionate part of the rent is to be abated until the premises have been put in complete repair.

If however, the said building is totally destroyed by fire or by the elements at any time prior to May 1, 1935 the rent shall be paid to the time of such destruction, and the lessor is immediately to construct a building upon the premises where said building now stands and shall give to the party of the second part as soon as they reasonably can do so, as much floor space and frontage therein as is now contained in said leased building, and upon such completing and furnishing said second party said space, the rent shall commence and accrue thereafter until the termination of this lease. Providing however, should said building be completely destroyed by fire or the elements at any time after May 1, 1935 then and in that event, this lease shall thereupon be terminated and from that time on be null and void and if any rent has been paid in advance, lessors, their heirs and assigns hereby agree to refund all rent paid beyond such termination of lease.

It is mutually agreed and understood, that if at anytime during the term of this lease the premises hereby demised shall be condemned or declared unsafe or shall be ordered or directed to be repaired or rebuilt by the building authorities or inspectors or other duly instituted authorities, the said party of the first part will at his own expense and without delay make such changes, alterations and repairs as may be required or directed by the said duly instituted authorities.

It is mutually agreed that in case the said monthly rent shall be due and unpaid for thirty days after the same shall become due and payable, and the demand therefor has been made in writing by the party of the first part to the Atlanta Ga. office of the party of the second part, then failure to pay such rent shall work as a forfeiture of this lease at the option of the party of the first part.

It is also agreed by said lessee that they will keep up repairs of the interior such parts of the building as are occupied by them. Lessor to keep in repair the exterior parts of the building, including roof, conductor pipes, sidewalk, plate glass of show windows, and heating plant.

Lessee agrees not to sublet these premises, nor assign this lease without written consent of the lessor, but such consent shall not be unreasonably withheld.

Lessor hereby covenants that he has full authority to execute this lease and further agrees that lessor upon paying said rent, and performing the covenants of this lease, shall and may quietly have, hold and enjoy the demised premises during the term hereof.

Lessee hereby have the privilege when they vacate the store or at any time during the continuance of this lease, to remove any of all store fixtures, counters, shelving, show cases, mirrors, elevator, slide, furnace, radiators or any movable fixtures they may have put in the premises at their own expense.

The party of the second part shall have the right with the consent of the landlord to make such alterations and changes in such parts of the building as is occupied by it, as it finds necessary for its purpose, at its own expense, providing that such alterations will not injure the building, and must be done in a first class workmanlike manner, and when necessary party of the second part shall have access to the second floor with mechanics' tools and materials to make such alterations and changes.

In witness whereof, the parties hereto have set their hands and seals on this 7th day of Oct in the year of our Lord nineteen hundred and twenty six

Witnesses: W. P. Cleveland (Seal)

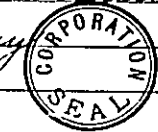
W. P. Conyers

J. C. Gomer

F. W. Woolworth Co.

J. F. Nutting, Vice President

G. W. Lago, Secretary



State of South Carolina
Greenwood County

Personally appeared before me J. C. Gomer and made oath that he saw the within named W. P. Cleveland sign, seal and as his act and deed deliver the within written lease and that he with W. P. Conyers, witnessed the execution thereof.

Sworn to before me this 28th day of October A. D. 1926 J. C. Gomer

A. G. Gomer

Notary Public S.C.



Recorded Oct 29th at 10:10 A.M. 1926

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