

State of South Carolina  
 County of Greenville  
 This instrument was and entered into by and between  
 J. P. Childers hereinafter styled the Lessor, and  
 H. B. Kenney Co. Inc. of 235 West 34th St. New York  
 City hereinafter styled the Lessee. Witness that  
 the Lessor has given, it and rented to the Lessee, and  
 the Lessee has received, and taken from the Lessor the  
 store-room premises and appurtenances known as no.  
 16 West Washington Street, Greenville South Carolina  
 on the ground floor of the Exchange Building situated  
 on West Washington Street in the City of Greenville,  
 for the term ten (10) years, commencing March 1, 1928  
 and terminating February 28, 1938 at a rental of thirty  
 thousand (\$30,000.00) dollars, payable in equal  
 monthly installments of three hundred (\$300.00) dollars  
 even. Payment in advance. It is agreed that thirty  
 days previous in rent, shall at the option of the Lessee  
 terminate this lease. The Lessor hereby grants permis-  
 sion to the Lessee, at its expense to install a new front  
 in said premises, the same to be in keeping with  
 the present architecture. The said premises and appur-  
 tenances include electric light fixtures, locks  
 and other fittings and fixtures, are delivered  
 in good repair, and the Lessee is obligated to keep  
 the same in like good order during the term of  
 this lease and to comply with all city ordinances at  
 its own cost. The Lessor shall not be responsible  
 for any repairs not caused by its fault or negligence,  
 except such as may be needed to the roof, or  
 required necessary by fire or other casualty; nor for  
 damage caused by leaks, except in case of positive  
 neglect to have the repairs made within a reasonable  
 time, after receiving from the Lessee, written notice  
 of such leaks and of the damage being caused thereby.  
 The Lessee is bound to make no alteration to said  
 premises, to put anything therein, nor commit any  
 act, which would forfeit the insurance or increase  
 the rate to make no sub-lease nor tenancy for said  
 lease in whole or in part; nor use the premises  
 for any other purpose than retail mercantile  
 without the written consent of the Lessor; nor to  
 give or grant to any use the use or occupancy of  
 any portion of said premises for desk-room  
 and, at the end of this lease, to return, without  
 further notice, possession of the said premises

and appurtenances by actual delivery of the keys to the  
 Lessor, in like good order as received, the usual decay  
 and wear and tear only excepted, provided if the said  
 premises are injured or destroyed or to render them unfit  
 for the purpose for which they are leased, the Lessor may  
 terminate this lease and should the Lessee in any  
 manner violate any of the terms or conditions of this  
 lease, or any of the rules and regulations appearing at  
 the end of the lease and made a part hereof, the Lessor  
 hereby expressly reserves to itself the right of cancelling  
 said lease, the Lessee hereby assenting thereto and expressly  
 waiving the legal notice to vacate the premises, in the  
 event that the Lessee vacates the premises or does  
 anything that threatens the collection of Lessor's rent  
 or endangers Lessor's lien and privilege, Lessor may,  
 at his option, without consent of Lessee enter said prem-  
 ises and lease or rent the same for account of the  
 Lessee. The Lessor hereby also reserves to itself the  
 right to post and keep posted on the premises a card  
 or cards "For rent" during the thirty days preceding the  
 expiration of this lease, and the Lessee will during  
 that time allow parties to visit the property when  
 properly authorized by the Lessor. The rules and  
 regulations printed at the end of this lease and all other rules and  
 regulations, as herein referred to, shall constitute a  
 part of this agreement, and as such shall, during  
 the term of this lease, be in all things observed and  
 performed by the said Lessee, and by its clerk, servants  
 and agents. The Lessee agree to notify the Lessor or  
 its agents in writing, on or before the first day of  
 December 1927, whether or not it wishes to retain the  
 premises for an additional period at a rental to be  
 agreed upon from the expiration of this lease.  
 The Lessor shall in like manner notify the Lessee  
 or his agent, in writing, on or before the first  
 day of January 1928 if it wishes to terminate the lease  
 and for its term. In witness whereof the parties  
 have hereunto set their hands and seals this 14th day  
 of April 1927. Signed, Sealed and delivered in the  
 presence of:  
 J. P. Childers (Lessor) (Seal)  
 R. H. Ward H. B. Kenney Co. Inc. (Seal)  
 J. M. Cullough Wm. C. St. Brown Pres. (Seal)  
 M. C. Pettit By L. R. Kenney Asst. Sec.  
 Marvin Arnold.

State of South Carolina  
 County of Greenville  
 Personally appeared before me J. M. Cullough  
 who on oath states that he saw the within named