

State of South Carolina,  
County of Greenville.

This Indenture made and concluded by and between Oscar Hodges and W.D. Hodges, as Executors and Trustees of the Estate of J.F. Hodges, Deceased, W.D. Hodges, Eva H. Ambler, H.G. Hodges, Fred Hodges and H.H. Hodges, hereinafter called the Lessors, and Meyers-Arnold Company, a corporation of the State of South Carolina, hereinafter called the Lessee, Witnesseth:

That the Lessors have hereby let and rented to the Lessee, and the Lessee has hereby hired and taken from the Lessors these two lots and store-rooms, being street Nos. 111-13 and 115, situate on the West side of North Main Street in the City of Greenville, South Carolina, and between Coffee and North Streets (being the premises now occupied by the Lessee and the premises formerly occupied by the Garing Theatre Company), which is to consist of the entire first floor, basement and upper floor of both of said store-rooms, extending from Main Street back to Laurens Street, for a term of fourteen years, commencing on the first day of March, 1926, and ending on the first day of March 1940, at the following rentals: Sixteen thousand, Eight hundred (\$16,800.00) Dollars per year for the first four years; Nineteen thousand, Two hundred (\$19,200.00) Dollars per year for the next five years; and Twenty-one Thousand, Six Hundred (\$21,600.00) Dollars per year for the last five years; the same to be paid by the Lessee in equal monthly payments on the last day of each calendar month during the term aforesaid; that is to say Fourteen hundred (\$1,400.00) Dollars per month for the first four years; Sixteen hundred (\$1,600.00) Dollars per month for the next five years; and Eighteen hundred (\$1,800.00) Dollars per month for the last five years.

It is understood and agreed that the Lessee is to make such alterations and improvements on the Garing Theatre as it may see fit, at its own cost and expense, that is to say that it is given the privilege of removing the wall between the Meyers-Arnold Company store-room and the Garing Theatre, so as to convert the whole building into one store-room, and the front of the Garing Theatre is to be remodeled and said front is to conform to the front of the Meyers-Arnold Company store-room.

The Lessors, however, agree to pay the sum of Thirty-five hundred (\$3,500.00) Dollars on the cost of remodeling the building. The Lessees are to be responsible for all damages which the Lessors may sustain by reason of making the foregoing alterations and improvements, and the work and material to be used by the Lessee herein in making these repairs and alterations are to be subject to the approval of the Lessors or their architect.

It is further understood and agreed that the Lessee is to provide at its own cost and expense all shelving, counters, offices and other fixtures as may be necessary for its use, and the Lessors hereby agree that all such fixtures, shelving, counters, offices, etc., placed therein by the Lessee shall be the property of said Lessee, and at the expiration or other determination of this lease, it shall have the right to remove all of said fixtures, etc., from said store-room.

It is further understood and agreed that the Lessee shall have the privilege of assigning this lease to any reputable and responsible person or corporation, provided, however, that it is distinctly understood that the Lessee is not to be released from any of the covenants contained in this lease or from any obligation to pay the rent as herein specified.

It is further understood and agreed that the Lessee shall have the right and privilege of installing at its own cost and expense a sprinkling system in said building and in case the Lessee exercises this right, then whatever amount this system reduces the fire insurance premium on said building, such difference shall be paid by the Lessors to the Lessee, and at the expiration or other determination of this lease said sprinkling system shall belong to the