

It is further understood and agreed that in case the Lessee should at any time desire to add one or more stories on said building, then it shall have the right to do so at its own cost and expense. Any other changes or alterations shall be done only with and by the consent of the Lessors and at the expense of the Lessee; and it is further understood and agreed that if any damage be done by the Lessee, its servants or agents, to the walls or other parts of the building, the same shall be repaired by the Lessee at its own expense. It is further understood and agreed that all repairs upon said building shall be done at the expense of the Lessee and in case said Lessee fails to have the same done then the landlord may have said repairs made and charge the expense there-of to the said Lessee, excepting, however, that the Lessor agrees to keep the roof on said building in repair, but they are not to be liable for any damages on account of leaks in roof, sewer, gas or steam pipes or any other leak of any kind during the continuance of this lease.

It is further understood and agreed that the Lessee is not to allow any quantity of excelsior, paper boxes or other combustible material to remain on said premises during the continuance of this lease, but shall keep the same as free therefrom as possible.

It is further understood and agreed that in case said building is partially or totally destroyed by fire or by any other cause, then in such case the Lessors agree to repair or rebuild said building as soon as possible thereafter and to restore the same to its former condition, and the Lessee agrees to insure the building in the name of the Lessors in such sum over and above the amount of insurance now carried by the Lessors as may be required by said Lessors, and the Lessee is to pay the premiums thereon during the continuance of this lease.

It is further understood and agreed that in case the Lessee should become insolvent or bankruptcy proceedings should be instituted against it, then this lease is to be terminated at the option of the Lessors.

It is further understood and agreed that the lease now existing on the Meyers-Arnold Company store-room shall be cancelled and terminated as of date March 1st, 1926, and this lease is to be in full force and effect from that date.

The Lessee covenants and agrees to pay to the Lessors the rent as herein specified for said premises, the same to commence on the first day of March, 1926, and at the expiration or other determination of this lease, the Lessee will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit, damages by the elements and destruction of the building or any part thereof excepted; and the Lessors covenant and agree that the Lessee, upon paying the rent as aforesaid and performing all the covenants herein contained, shall and may peaceably hold and enjoy the demised premises for the time aforesaid, but upon its failing to pay the rent promptly when due as herein specified, said Lessors shall have the right to annul and determine this lease and it shall be lawful for them to re-enter and forthwith re-possess all and singular the premises hereby leased.

In witness whereof, the said parties have hereunto interchangeably and in duplicate set their hands and seals, the said Meyers-Arnold Company having caused its corporate name and seal to be affixed, and these presents to be subscribed by its Secretary and Treasurer, who is authorized under the Constitution and by-laws of said corporation to sign the same, this the 5th day of January, A.D. 1926.

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Signed, sealed and delivered
in the presence of:

D.B. Leatherwood,

E. Louise Parker.

As to Oscar Hodges and W.D. Hodges as
Executors and Trustees, W.D. Hodges,
and Eva H. Ambler.

Alice Leak,

Rosa Moss.

As to H.G. Hodges.

George Rennex,

Jack Usher.

As to Fred Hodges.

E. Louise Parker,

W.B. McGowan.

As to Meyers-Arnold Co.

D.H. Brackett,

Orlie M. Kirven.

As to H.H. Hodges.

State of South Carolina,

County of Greenville.

Personally appeared before me E. Louise Parker and made oath that she saw Oscar Hodges and W.D. Hodges, as Executors and Trustees of the Estate of J.F. Hodges, Dec'd., W.D. Hodges, Eva H. Ambler, sign, seal and deliver the foregoing written instrument for the purposes therein mentioned, and that she with D.B. Leatherwood witnessed the execution thereof.

Sworn to before me this 22nd,
day of January, 1926.

E. Louise Parker.

D.B. Leatherwood (Seal)

Notary Public for S.C.

State of North Carolina,

County of Anson.

Personally appeared before me Alice Leak and made oath that she saw H.G. Hodges sign, seal and deliver the foregoing written instrument for the purposes therein mentioned and that she with Rosa Moss witnessed the execution thereof.

Sworn to before me this 5, day
of January, 1926.

Alice Leak.

Geo. K. Craig (Seal)
Notary Public for North Carolina.

Anson County.

My Commission expires 2/5/1926.

(Over)