

This instrument is this Lease, see Page 361 in this Book.

State of South Carolina,
County of Greenville.

This Indenture made this 15, day of July 1926, by and between R.Mays Cleveland and J.Norwood Cleveland, lessors, of the first part, and Poe Hardware & Supply Company, a Corporation, lessee, of the second part.

Witnesseth: That the said lessors have granted and leased, and by these presents do grant, and lease unto the said lessee the store rooms, known as 108 and 110 South Main Street, Greenville, S.C., with all the appurtenances thereto belonging, reserving, however, to the lessors three office rooms on the second floor of same, the property leased by this contract being the same now leased by said lessors to said lessee. The lessee is to have the use of the stairway going up stairs during the period of this lease; and the lessee is to have the use of property of lessors in the rear of property leased.

It is agreed between the parties that the lessee will heat the three office rooms on the second floor of the property leased, which are reserved by lessors, provided lessors pay for same at a valuation to be agreed to by lessee, same to be at a reasonable rate.

To have and to hold the said premises unto the said Poe Hardware & Supply Company, a corporation, its successors and assigns, for the full term of five years, commencing on March 1st, 1927, and ending on the last day of February, 1932, the rental being Six Hundred (\$600.00) Dollars per month, payable at the end of each month. And the said R.Mays Cleveland and J.Norwood Cleveland, lessors, do hereby bind themselves, their executors, administrators, and assigns, to all agreements in this contract; and the said Poe Hardware & Supply Company, for and in consideration of the agreements of this lease, does hereby bind itself and its successors to pay to the said lessors the above rent in the manner herein required.

It is further agreed that unless six months written notice be given previous to the expiration of this lease by the lessors to the lessee of their desire to have possession of the premises, or to change the conditions of the lease after the expiration; or that like notice be given by the lessee to the lessors of its intention to vacate the premises after such expiration, then this lease shall be considered as extended, and binding in all its provisions, for an additional period of five years after such expiration; and shall continue for periods of five years until such six months written notice be given by either party previous to the expiration of such extended term; but the destruction of the premises by fire, or by any other casualty, shall terminate this agreement at the option of the lessee; and should there be a partial destruction by fire or other casualty there shall be a reasonable abatement of rent.

It is agreed that the lessors are to keep the roof and the entire building, including the stairway, in substantial repair. The lessee shall make good all breakage of glass, and all other injuries done to the premises during the tenancy, except such as are produced by natural decay and unavoidable accident.

It is also agreed that said lessee shall not convey this lease, or under-let the premises without the written consent of the lessors.

And it is further stipulated and understood by the parties to these presents that if three months rent shall at any time be in arrear and unpaid the lessors shall have the right to annul and terminate this lease, and it shall be lawful for them to re-enter and retake possession all and singular the above granted or leased premises, without

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hindrance or prejudice to their right to distrain for all rent unpaid at such period.

In witness whereof, the said parties have hereunto set their hands and seals the day and year first above written.

In the presence of:

J.Norwood Cleveland (L.S.)

R.M. Cleveland (L.S.)

Clare Shadwick

Lessors

Rex O. Babb.

Poe Hdw & Supply Co. (L.S.)

N.C. Poe, Jr.

Lessee

State of South Carolina,
County of Greenville.

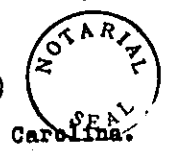
Personally appears Clare Shadwick who, upon oath, says: That she saw the within named R.Mays Cleveland and J. Norwood Cleveland, as lessors, and Poe Hardware & Supply Company, a Corporation, as lessee, sign, seal, and deliver the within written instrument, and that she with Rex O. Babb, witnessed the execution thereof.

Sworn to before me this 15,
day of July, 1926

Clare Shadwick

W.E. Willimon (L.S.)

Notary Public, South Carolina.



Recorded July 28th, 1926 at 9:40 A.M.