

State of South Carolina,
Greenville County.

Memorandum of Agreement between D. W. Moore, party of the first part hereinafter designated as "owner" and Textile Hall Corporation, a Corporation under the laws of South Carolina with its principal office at Greenville, hereinafter designated as "Corporation", witnesseth:

That for the consideration of Three Hundred Dollars paid by Corporation to the owner, the receipt whereof is hereby acknowledged, the owner does hereby lease to Corporation, subject to the limitations hereinafter expressed, the rear end of the lot on West Washington Street in the City of Greenville, South Carolina, adjoining the property of the Corporation, situate on the north side of West Washington Street between Academy Street and Norwood Court, for the period beginning August 1, 1932, and ending December 1, 1932.

The purpose of the lease is to enable Corporation to extend the facilities for holding its exposition or exhibitions during the autumn of 1932 and permission is given to erect on the lot a building or buildings provided the same shall not come closer to the north side of the two-story residence now on the owner's premises than ten feet. The owner hereby agrees that the alley on the side of the residence may be closed by Corporation during the period above mentioned and a structure erected thereon, but the same shall not extend closer to the residence than four feet, and neither shall it extend closer to Washington Street than fifty feet from the curb of the roadway, unless it be kept wholly within the alley.

It is also agreed that the owner will not do anything to interfere with the use of the premises for the purpose above set forth and for which the consideration is herein, nor will he permit his tenants, agents or servants to use the premises in any manner which will detract from the dignity, appearance or success of the exposition in any way, and the owner further agrees that he will cooperate in every way with the Corporation in making the use of the leased premises satisfactory to the patrons of the Corporation.

The Corporation agrees that it will remove from the premises all foundations and super-structures by December 1, 1932, and will make good to the owner all damages due to the negligence of the Corporation. The lot of land hereby leased is a part of the same conveyed to D. W. Moore by J. H. Irvine, July 24, 1909, recorded in R. M. C. Office, Vol. 5, Page 46, and of the lot conveyed to D. W. Moore by J. L. Becknell, March 29, 1909, recorded in Vol. 4, Page 481.

The owner agrees that he will not erect or permit to be erected any building or structure temporary or otherwise on the premises hereby leased to the Corporation until after December 1, 1932. It is also agreed between the parties that if there should be any increase in insurance rates on the dwelling or its contents when occupied by tenants of the owner, by reason of the structure erected by Corporation the latter will pay such increase.

In witness whereof D. W. Moore has set his hand and seal and Textile Hall Corporation has caused this agreement to be signed by its President and attested by its Secretary and its official seal affixed this 15th day of September 1931.

(Owner)

S. B. Stamps 12 p