

State of South Carolina,
County of Greenville.

This Indenture made and entered into this the 17th day of February 1931, by and between Annie M. Moore, Trustee, by.....Agents, of the first part, hereinafter called the Landlord, and Quality Cleaners & Dyers Inc., hereinafter called Tenant:

Witnesseth:

The said Landlord has hereby let and rented to the said Tenant, and he has hired and taken from the said Landlord, Store room, corner of West McBee Avenue and Richardson Street. Size, approximately 40' x 62'; Landlord to finish building, plate glass front, finish plaster, plumbing, floor, lights and allow \$50.00 only toward construction of boiler room. The tenant agrees to pay the additional fire insurance, caused by the advance by reason of Pressing Club and Dry Cleaning occupancy, of this Lessee only, as above mentioned., for the term of Five years, two years @ \$100.00, per mo., three years @ \$125.00 per mo., payable monthly, to commence the 1st day of April 1931, for which he is to pay the sum of above noted Dollars per month. Lessee agrees to pay in _____ payments of \$.....each on the Last day of each month.

It is further agreed that the said Tenant will pay all water and light bills, keep in repair at his own costs all water and sewer pipes and fixtures and accessories used in connection therewith and in the same manner keep in repair all light wires, conduits, fixtures and in like manner repair all parts of the premises that may get out of repair, except as is hereinafter stated.

It is further agreed that the aforesaid premises shall be used as a Dry Cleaning & Pressing Club and that this lease shall not be assigned nor the premises sublet without the written consent of the said Landlord.

It is further agreed that any and all damages done to said premises, or any part thereof, by the negligence and carelessness of the said Tenant, members of his family, servants, agents and employees, shall be borne and made good by the said Tenant.

It is further agreed that the said Landlord shall not be liable for any damage caused by water leaking through the roof, or otherwise, unless he shall not repair the same within a reasonable time after written notice so to do.

It is further agreed that said premises shall not be used for any purpose other than as hereinbefore stated; that the Tenant will keep them clean and sanitary, and at his own cost, cut away weeds and grass as same may be needed to keep the premises in a neat and proper condition.

It is further agreed that no signs will be painted on either the outside or inside the walls of any building forming a part of the above premises.

That the Landlord, his representatives, agents, prospective purchasers, prospective lessees, or assigns may from time to time enter for the purpose of viewing and showing said premises, and at any time within 90 days next preceding the expiration of this lease, may affix to some suitable part of the said premises a notice to rent or to sell the same, or any part thereof, and keep the notice affixed without molestation.

It is further agreed that the Tenant at the end of the aforesaid term, or upon a sooner determination of this lease, will quit and surrender the said premises in as good condition as he finds them, damage by ordinary and careful use thereof, and by the elements, excepted, provided, that if the buildings on said premises are so injured or destroyed as to render them unfit for occupancy, then this lease may be terminated by either party hereto.

It is further agreed that if the Tenant fails in business, gets into the hands of a Receiver, goes or is put in Bankruptcy, this lease may be terminated at the opinion of the Landlord.

It is further agreed that any rent coming due and not paid within sixty days after it is due, or if the Tenant violates any other agreement herein, then and in either event, the Landlord may at his option declare this lease at an end re-enter and take possession of the said premises and remove all persons therefrom without suit or process, the tenant waiving all notice. That time is of the essence of this indenture.

Upon the Tenant paying the said rent and at the times provided, and keeping and performing all other covenants and agreements on his part, the Landlord hereby covenants that he may have possession for the term aforesaid.

As part of the consideration for this lease, the Lessee expressly covenants, warrants, and represents that he is (are) the legal owner of any and all furniture and household goods moved upon the premises herein leased, and that there is no mortgage or other incumbrances on said furniture or household goods except Fifteen Hundred dollars, on Machinery and equipment.

In witness whereof, the parties hereto do in duplicate set their hands and seals the day and year first above written, binding themselves, their executors, administrators, heirs and assigns.

Signed, sealed and delivered in the presence of:

Sam R. Zimmerman.

Otis P. Moore.

Annie M. Moore, Trustee (L.S.)

Quality Cleaners & Dyers Inc. (SEAL)

By: O. K. Upchurch, (SEAL)

Pres. & Treasurer

(OVER)