

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE } LEASE

THIS AGREEMENT executed this 31 day of August 1949, at Greenville, South Carolina, by and between T.A. ^{DEC 27, 2 1949} Rée, hereinafter called "Landlord", and Efird's Department Store of Greenville, South Carolina, a corporation created under the laws of the State of South Carolina, hereinafter called "Tenant".

W I T N E S S E T H :

That for and in consideration of the rents reserved and of the mutual covenants, promises and agreements hereinafter contained, it is agreed as follows:

(1) That the Landlord does hereby grant, bargain and lease unto the Tenant, and the Tenant does hereby accept from the Landlord, the following described property, located in the City of Greenville, Greenville County, South Carolina, to-wit:

"The lot and three story store building situate on the East side of South Laurens Street, fronting approximately 32.5 feet on South Laurens Street, and being the building, the first floor of which is now occupied by Efird's Department Store, together with the interest of the Landlord in the party wall of said building on the south."

(2) TO HAVE AND TO HOLD the above described premises, with all rights and privileges thereunto belonging for and during the period beginning September 1, 1949, and ending August 31, 1959.

(3) The Tenant agrees to pay the Landlord for and during the term of this lease a rental of \$24,000.00 in equal monthly installments of \$200.00 each on the 10th day of each month for the preceding month.

(4) The Tenant agrees that they will not use, nor permit said premises to be used for any unlawful purposes, nor permit thereon anything which maybe or become a nuisance, and that they will not do or permit to be done on said premises, anything which may render void or voidable any policy for the insurance of said premises against fire, and that if any action of the Tenant shall cause the Landlord to have to pay a fire insurance premium at a rate in excess of that which he is forced to pay by reason of the business conducted by the Tenant the additional cost of insurance shall be paid by the tenant herein; and