

Q. Q. Q.

State of South Carolina,

( l e a s e )

County of Greenville.

Whereas, J.F. Hodges of the County and State aforesaid has agreed with the party herein-after named as the party of the second part: NOW, therefore, this indenture made and Concluded between the said J.F. Hodges, party of the first part, and the J. Thomas Arnold Company, a corporation duly incorporated under the laws of the State of South Carolina, party of the second part, Witnesseth:- That the party of the first part has hereby let and rented to the party of the second part, and the party of the second part has hereby hired and taken from the party of the first part, his two and one story brick building, and its appurtenances, situate on the West side of Main Street in the City of Greenville S.C. and between Coffee and North Street, and being the same premises heretofore and prior to the burning of said premises occupied by the said The J. Thomas Arnold Company, for the term of three years commencing on the 15th., day of August A.D. 1905 and ending on the 15th., day of August A.D. 1908, at yearly rent of Fourteen hundred Dollars, the same to be paid in monthly payments of One hundred and Sixteen and  $\frac{66}{100}$  dollars by the party of the second part on the last day of each month hereafter during the term aforesaid.

It is further agreed that the party of the first part at his own expense will keep and maintain during the continuance of this lease a suitable entrance in the rear of said building from Laurens Street, the same to be used by the party of the second part for its goods to be hauled or trucked in and out of said Store-Room, it being understood that the party of the first part at his option can either furnish a drayage entrance, or he can step the drayage entrance up if he sees fit and provide a gang-way over which the goods of the party of the second part may be trucked in and out of said Store-Room. It is fully understood and agreed that the party of the first part is to retain possession and control of the lot in the rear of said building, except that the party of the second part is to have such space thereof as said gang-way takes up as herein provided. It is further agreed that the party of the second part is not to sub-rent or transfer this Lease to any other person, or corporation without the permission and consent of the party of the first part. But it is agreed by and between the parties hereto that if before the expiration of this Lease, the party of the second part should go out of business in the City of Greenville, S.C. then and in such event this Lease shall immediately cease and determine and both parties released from further continuance of the same. It is further agreed that the party of the second part is to provide at its own expense all shelving, counters, offices and other fixtures as may be necessary for its use. AND the party of the first part <sup>hereby</sup> agrees that all fixtures, shelving, counters, offices, ect. now in said Store-Room or hereafter to be put therein by the party of the second part, shall be the property of the party of the second part, and at the expiration or other determination of this Lease, and the party of the first part does not see fit to buy said fixtures, shelving, counters, offices ect., the party of the second part shall have the right to remove said fixtures ect., from said Store-Room. It is further agreed that if the party of the second part shall change, alter or add anything to said building, such shall be done at its own expense, unless previously agreed upon by the parties hereto. And it is further agreed that if any damage be done by the party of the second part to the walls or other parts of said Store-Room or building, the same shall be repaired by the said party of the second part at its own expense. It is further agreed that the repairing of the Doors.,

( see next page for remainder of lease)