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State of South Carolina, (Lease)

City of Greenville,

This Agreement entered into this the 5th, day of June, 1907, between J.F. Hodges, party of the first part hereinafter designated as "Landlord", and L.A. James party of the second part hereinafter designated as "Tenant", both residing in the City of Greenville, in the said State, WITNESSETH: That the Landlord has let and rented to the tenant and tenant has hired and taken from the Landlord the store-house and lot in the City of Greenville on the West side of Main Street and known as number 215 North Main Street and extending through to Laurens Street with the appurtenances thereto. The yearly rental for the said Building shall be eighteen hundred dollars payable in equal monthly installments of One hundred and fifty dollars on the last day of each calendar month hereafter for the term of four years and eleven months, said term to begin on the 1st, day of October, 1907 and continue until the 31st, day of August, 1912. And it is agreed that if any rent at any time be due and unpaid or if default be made in any of the covenants herein contained, then it shall be lawful for the landlord to re-rent the said premises, and to remove all persons therefrom, the Tenant hereby waiving any and all notice to quit, or of intention to re-enter. And the Tenant covenants and agrees to pay to the Landlord the rent herein specified, and at the end of said term, or sooner expiration of this lease, to quit and surrender the said premises hereby demised in as good state and condition as reasonable wear and use thereof will permit, damage by the elements excepted, and the Landlord covenants that the Tenant, on paying the said rent, in the manner specified, and performing the covenants herein contained shall and may during the term or any extension thereof peacefully and quietly have, hold and enjoy the said demised premises. The Tenant covenants that he will make such repairs as may become necessary by the carelessness or negligence of himself or his agents or persons lawfully on the premises by tenant's permission, express or implied and that he shall in all respect use and preserve said premises in a careful and reasonable manner during the time he may occupy the same. The Tenant is to provide at his own expense all shelving, counters and fixtures for his business, and at the termination of this lease may remove the same. He is likewise to pay for all water, gas and sewerage charges arising during the term. The Landlord agrees to keep the building covered and weather-tight, but it is understood that he is not to make any repair except those due to defects in the building. The Landlord also agrees to make certain alterations in the present building to-wit: Extend same to Laurens Street, change the front so as to provide one large Window on the North side of Store-room, with side entrance (having a tiled vestibule) on the South side of the building change closed stairway leading from first to second floor so as to make stairway open on the first-floor, place an elevator in the rear of store; lay new flooring on first floor of present building, and plaster and finish walls on second floor. The Tenant may assign this lease or sub-let the premises at his option, but shall make no substantial alterations in the building without the consent of the Landlord and shall be responsible to the Landlord for the payment of rent; provided that the tenant agrees not to sub-let the premises to be used as a dry goods store, or for any store where the stock carried calls for a higher rate of Insurance than furniture. The building shall not be sub-divided in such case, but shall be rented as a whole, and to one person. The Landlord agrees not to let the adjoining store room on Main Street for a furniture store during said term, It is further agreed and understood that there is to be no upholstering or repair work done on premises except repairs made by tenant on his own furniture, In the event of a fire which shall damage the building to the extent of Five thousand dollars, or which shall damage the stock of goods of the tenant to the extent of Fifty per cent of their value at the time of the fire, this lease may be terminated immediately at the option of the party suffering the damage.

In witness whereof the said Parties have herunto set their hands and seals this the day and the year first above written.

Signed, sealed and delivered in the presence of :

Oscar Hodges,

W.J. Thackston,

State of South Carolina,

Greenville County.

J.F. Hodges, (Seal)

L.A. James, (Seal)

Personally appeared before me Oscar Hodges who being duly sworn says that he saw the within named J.F. Hodges and L.A. James sign, seal and as their act and deed deliver the foregoing written agreement for the uses and purposes therein mentioned, and that he with W.J. Thackston witnessed the due execution thereof.

Sworn to before me this 5th., day of June, A.D. 1907.

W.J. Thackston, (Seal)

Notary Public, S.C.

Oscar Hodges

Recorded June 5th., 1907.