

WHERE AS, LOUIS C ROSENBLATT of New York City,  
and BENJAMIN KRAPP of the Vegue, Inc. of Savannah, Georgia, are the owners in fee simple of the  
premises on the West side of NORTH Main Street known and designated as No. 209 North Main Street,  
in the City and County of Greenville, State of South Carolina, and

WHEREAS, said LOUIS C. ROSENBLATT and BENJAMIN KRAPP are about to lease the said  
premises to the above named BENJAMIN KRAPP. The Vegue Inc. G.F.B.

NOW THIS MEMORANDUM OF AGREEMENT, made and entered into this day of  
Oct. 1924. by and between LOUIS C. ROSENBLATT AND BENJAMIN KRAPP herein after described as  
"LANDLORD" and BENJAMIN KRAPP, The Vegue Inc. hereinafter described as "TENANT". G.F.B.

WITNESSETH.

That the said Landlord has leased to the Tenant, who has hired and taken the same,  
that lot of land in Greenville, South Carolina, on the West side of North Main Street,  
Known and designated as No. 209 North Main Street, said lot fronting twenty five feet on North Main  
Street, said lot fronting twenty five feet on North Main Street, with a depth of one hundred  
twenty feet to an alley, together with the building on said lot and the store fixtures in said  
building consisting principally showcases, shelving, racks, counters, safe and other fixtures,  
for the term of four and one-half years beginning July 1st, 1924 and ending December 31st, 1928,  
at the annual rental of Twelve thousand (\$12,000) Dollars payable in equal monthly installments  
of One Thousand (\$1,000) Dollars on the first day of each and every month in advance. Said rent  
shall be payable at the office of LOUIS C ROSENBLATT, 131 West 35th Street, Borough of Manhattan,  
City and State of New York.

The tenant is hereby granted an option to renew this lease for an additional term of five  
years at the same rental, provided however, that the said tenant shall give to the landlord thirty  
days' written notice of his intention to exercise said option.

The tenant hereby agrees to pay all gas and electric bills as the same become due, and further  
agrees that he will not use the said premises or any part thereof for any unlawful or dangerous  
purpose, or carry on any business therein, or for any other purpose, than of cloaks and suits,  
ready-to-wear apparel and accessories.

That the tenant shall not assign this agreement or underlet or underlease the premises or any  
part thereof, or make any alteration on the premises without the written consent in writing of  
Louis C. Rosenblatt, or occupy or permit or suffer the same to be occupied for any business or  
purpose deemed disreputable or extra hazardous on account of fire, under the penalty of damages  
and forfeiture.

The tenant agrees that he will take good care of the premises and at the end or other  
expiration of the said term, shall deliver up the demised premises in good order and condition,  
damages by the elements excepted.

That the Tenant shall promptly execute and comply with all statutes, ordinances, rules, orders,  
regulations and requirements of the Federal, State, County and City Governments, and of any and  
all their departments and bureaus applicable to said premises, for the correction, prevention and  
abatement of nuisances or other grievances in, upon or connected with said premises during said  
term; and shall also promptly comply with and execute all rules, orders and regulations of any  
Board for the prevention of fires, at his own cost and expense.

That the tenant shall, in case of fire, give immediate notice thereof to LOUIS C. ROSENBLATT,  
and the landlord shall thereupon cause the damage to be repaired forthwith, but if the premises  
be so damaged that the said LOUIS C. ROSENBLATT shall decide to Rebuild, the term shall cease and  
the accrued rent be paid up to the time of the fire. If the premises shall be only partially  
destroyed and partially occupied, there shall be a fair adjustment of the rent until such time

(OVER)