

State of Illinois,
County of Cook.

Know all men by these presents, That I, Lucia Wardlaw Parker, now of Chicago, formerly of Abbeville in the State of South Carolina, do make, constitute and appoint ~~Walter H. Parker~~ of Charleston, S.C. my true and lawful attorney, for me and in my name, place ~~in and stead~~, as fully as if I were personally present, signing my name and acting for myself, ~~to do~~ and discharge all matters of business whatsoever touching the management of my affairs ~~during my~~ absence from the United States and until my return to my present place of residence, ~~Chicago, Ill.~~ (or otherwise taking up a new place of residence in the United States ~~in such~~); and more particularly to receive, collect and receipt for any and all amounts ~~due to me~~ to become due from any source, and to take such action at law or otherwise as he ~~may deem~~ advisable or necessary to such collection, and the same to deposit in Bank or ~~to invest~~ for me in his discretion, signing my name against any Bank deposit or otherwise ~~as may~~ deem advisable; and further more particularly to sell, assign and dispose of any ~~and all~~ stocks, bonds, notes, mortgages or other securities for the purpose of realizing the ~~same into~~ money or otherwise as he may deem fit; hereby ratifying and confirming all acts ~~that my~~ attorney may do in such behalf.

Witness my hand and seal this 1st, day of September A.D. 1917.

Signed, sealed and delivered

in the presence of:

Albert H. Johnson,

Anna B. Young.

Lucia Wardlaw Parker (L.W.P.)

State of Illinois,

County of Cook.

Personally appeared Anna B. Young who being duly sworn says that she saw the ~~above named~~ Lucia Wardlaw Parker sign, seal and as her Act and Deed deliver the above ~~written~~ Power of Attorney; and that she with Albert H. Johnson witnessed the execution thereof

Sworn to before me this 8th,
day of September A.D. 1917.

Anna B. Young

State of Illinois,)
)
County of Cook.)

Acknowledged & signed before me
this 8th, day of September 1917.

Arthur A. Bruebaker
Notary Public.
My Commission Expires ~~Oct 14, 1920.~~

Recorded May 21st, 1919.

State of South Carolina,
County of Greenville.

This Indenture made May 20th, 1919 between Nelson C. Poe, hereinafter referred to as Lessor (which expression shall include his heirs, executors and assigns where the context so admits) and Terrell - Covington, hereinafter referred to as the Lessee (which expression shall include his successors and assigns where the context so admits). Witnesseth:-

The Lessor (being the owner of a lot situate on the south side of West McBee Avenue in the City of Greenville, adjoining the rear of store now occupied by Belk-Kirkpatrick Company on one side, and to be occupied by Greenville City Water Works on the other side. The dimensions of lot being approximately thirty (30) by seventy-five (75) feet, has agreed and does hereby agree to erect upon said lot of land a brick building or structure as hereinafter more fully set forth, and to lease the same unto the Lessee herein named for the period and on the terms hereinafter set forth. To this end the Lessor has agreed that he will without unnecessary delay erect on above mentioned lot a three story building. The said building to be of the same general character and design as the building now occupied by the Belk-Kirkpatrick Company.

The Lessor agrees that he will lease unto the said Lessee the basement and first story of said building, for a term to begin as soon as said building is ready for occupancy, and to continue for three (3) years from time Lessee takes possession of this building. And the Lessee agrees on his part that he will pay as rent for said building (basement and first floor), as described above the sum of One hundred twenty-five (\$125.00) Dollars per month. Said rent to be paid monthly, - first of each month. The Lessor agrees to keep the outer walls and the roof and outside of leased building in proper and substantial repair, and the owner shall have a right at all reasonable times to enter upon and inspect said premises. The Lessee has agreed to keep in proper repair and condition the windows, doors and all internal parts of said building and fixtures, and that no alterations or improvements shall be made without the written consent of Lessor.

In the event the building, should at any time without fault of the Lessee, be destroyed or so damaged by fire as to be unfit for occupancy or use, then the rent herein reserved, or a fair and just portion thereof according to the nature and extent of the damage sustained, shall, until said building shall have been reinstated and made fit for occupancy, be suspended and ceased to be payable. The Lessee does hereby covenant that he will not carry on nor permit to be carried on upon said premises nor suffer to be done anything which may render an increase or extra premium for the insurance of said building against fire, or which may make void or voidable any policy for such insurance. The Lessee does further covenant that he will not subrent said premises or any part thereof nor assign this lease without the written consent of the Lessor (excepting that it is agreed mutually that in the event that the Piggly Wiggly Corporation of Memphis, Tenn., should desire to take over this lease, all of the terms named shall apply to them the same as the original Lessee).

If any monthly installments of rent, or any part thereof, shall be in arrears for more than 30 days, then and in such event upon due notice to Lessee the Lessor may at his option declare the full amount of rent for the entire term immediately due and payable and proceed to collect the same by legal process, or the Lessor may declare this lease terminated and take immediate possession -

(over)