

State of South Carolina,)
 County of Greenville.)

This Indenture made this the 9th, day of March 1921 by and between C.J. & Jas. H. Morgan, Jr., of the first part and hereinafter designated Lessors and Cower-Barr Electric Company, of the Second part, hereinafter designated Lessees: **W-I-T-N-E-S-S-E-R-T-H:**

That the Lessor have hereby let and rented to the Lessees and they have hired and taken from the Lessors that certain store-room in the building of the Lessors, said building being located at the corner of Laurens and Washington Streets, said store-room measuring approximately twenty two feet front by eighty-five feet in depth, being the same store-room now occupied by the Lessees, also the entire up-stairs of said building owned by Lessors and measuring approximately fifty by eighty-five feet, also that portion of the basement owned by the Lessors and not occupied by the Western Union Telegraph Company together with a sufficient amount of said basement to be used for the installation of a boiler and coal room.

To have and to hold said premises unto the lessees for a term of four and one-half years, beginning April 1st, 1921 and ending September 30th, 1925. For the use and occupation of the above described property the Lessees agree to pay and the lessors agree to accept the sum of Two hundred and twenty-five Dollars per month for the period beginning April 1st, 1921 and ending December 31st, 1921 and Three hundred Dollars per month for the period beginning January 1st, 1922 and ending September 30th, 1925, to be paid on the last day of each and every consecutive month during the period aforesaid.

It is further agreed that the said lessees will take over the heating contract of the lessors with the Western-Union Telegraph Company as covered by Western-Union Telegraph Company's lease dated May 25th, 1917, also heating contract of the lessors with James Theodore and Mike Levantis, said lease now being owned by Theodore Brothers, dated April 22nd, 1919, also heating, lighting, water and janitor service contract of the lessors with the Underwood Typewriter Company as covered by the lease of the Underwood Typewriter Company dated August 23rd, 1920, also heating, lighting, water and janitor service contract of the lessors with Weil Brothers as covered by lease of Weil Brothers dated July 1st, 1920.

It is further agreed that the said lessors will install a boiler for their heating plant and that the said lessees will furnish all coal, water, fireman, and any and everything necessary to the furnishing of heat to the entire building owned by the Lessors and same to be furnished satisfactory and in accordance with the leases above referred to, the said Lessees are to pay all repairs to the heating system owned by the Lessors. The said Lessees are to pay for all lights, used up-stairs and all repairs incident to same, to pay for all of the water used in the building of the lessors and all repairs incident to same including all toilets and pipe lines. The said Lessees are to pay for all repairs to the building of the Lessors covered by this lease (with the exception of the roof, repairs to the roof to be paid by the Lessors) including repairs to stairway. The said lessees agree to allow Theodore Brothers a sufficient amount of space in the basement necessary to carry on the business of Theodore Brothers, said space to be equal in size as that now occupied by Theodore Brothers, the rent which Theodore Brothers pay to be received by the Lessees. The said Lessees will make good all breakage of glass and other damages resulting to said premises covered by this lease.

(Over)