

State of South Carolina,
County of Greenville.

This Indenture made and entered into this the _____ day of October, 1932, by and between H. G. Ellis, by Hall Bros & Co. Agents of the first part, hereinafter called the Landlord, and Manufacturing Sales Company hereinafter called Tenant;

Witnesseth:

The said Landlord has hereby let and rented to the said Tenant, and he has hired and taken from the said Landlord, Store Room at No. 423 S. Main Street, Greenville, S.C. for the term of Three years to commence the first day of February 1933 for which the Lessee agrees to pay the sum of fifty Dollars per month. Lessee agrees to pay in Monthly payments of \$50.00 each on the first day of each month.

Rent to be paid March first 1933 for February Rent. It is further agreed that the said Tenant will pay all water and light bills, keep in repair at his own costs all water and sewer pipes and fixtures and accessories used in connection therewith and in the same manner keep in repair all light wires, conduits, fixtures and in like manner repair all parts of the premises that may get out of repair, except as is hereinafter stated.

It is further agreed that the aforesaid premises shall be used as a Mercantile Building and that this lease shall not be assigned, nor the premises sublet without the written consent of the said Landlord.

It is further agreed that any and all damages done to said premises, or any part thereof, by the negligence and carelessness of the said Tenant, members of his family, servants, agents and employees, shall be done and made good by the said Tenant and all glass broken while the premises are in possession of said Tenant shall be replaced by him.

It is further agreed that the said Landlord shall not be liable for any damage caused by water leaking through the roof or other pipe, unless he shall not repair the same within a reasonable time after written notice so to do.

It is further agreed that said premises shall or will not be used for any purpose other than as herein before stated, that the Tenant will keep them clean and sanitary and at his own cost, cut away weeds and grass as same may be needed to keep the premises in a neat and proper condition.

It is further agreed that no signs will be painted, painted on the outside or inside the walls of any building forming part of the above premises.

That the Landlord, his representatives, agents, purchasers, prospective lessees, or assigns may at any time enter for the purpose of viewing and inspecting the premises, and at any time within 90 days next preceding the expiration of this lease, may affix to some suitable part of the said premises a notice to rent or to sell the same or any part thereof, and keep the notice affixed without molestation.

It is further agreed that the Tenant at the end of the aforesaid term, or upon a sooner determination of this lease, will quit and surrender the said premises in as good condition as he finds them, damage by ordinary and careful use thereof, and by the elements, excepted provided, that if the buildings on said premises are so injured or destroyed as to render them unfit for occupancy, then this lease may be terminated by either party hereto.

It is further agreed that if the Tenant fails in business, gets into the hands of a Receiver, goes or is put in Bankruptcy, this lease may be terminated at the opinion of the Landlord.

It is further agreed that any rent coming due and not paid within ten days after it is due, or if the Tenant violates any

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