

## LEASE

This Lease, made and entered into this 8th day of March, 1935, by and between Virginia Dare Stores, Inc., a corporation chartered under the laws of the State of New York, with offices at 370 Seventh Ave. New York, N. Y., hereinafter called "Lessor", party of the first part, and Dare Hat Shops, Inc., a corporation chartered under the laws of the State of New York, with offices at 45 West 34th St. New York, N. Y., hereinafter called "Lessee", party of the second part.

WITNESSETH:

## Article I.

## Grant

The said Lessor, for and in consideration of the covenants and rights hereinafter reserved, and of the provisions, conditions, and stipulations hereinafter contained by the Lessee to be paid, kept and performed, does hereby grant and demise unto the Lessee for the term hereinafter set forth, the following described premises, to-wit:

The ground floor and basement of storeroom known as 129 on the east side of North Main Street, in the city of Greenville, S. C., as presently occupied by Virginia Dare Shoes, Inc.

## Article II.

## Term of Lease

The term of this lease shall be for a period of four (4) years, commencing on the first (1st) day of April 1935, and ending in the thirty-first (31st) day of March 1939, unless the term be sooner terminated as hereinafter provided.

## Article III.

## Rent

Said Lessee, in consideration of the making of this lease, covenants and agrees to and with the Lessor that said Lessee will pay rent in and during the term of this lease as follows:

(a) For and during the first Twelve Months of this term said Lessee will pay to said Lessor as rent, a sum of Three Thousand Dollars (\$3000) which Lessee covenants to pay in Twelve (12) equal monthly installments, which installments shall be paid monthly in advance, receipt of \$250.00 for the first month rent is hereby acknowledged.

(b) For and during the period of Thirty-six (36) months next following said first period of Twelve (12) months, said Lessee will pay said Lessor as rent, a sum of Ten Thousand and Eight Hundred dollars (\$10,800.00) which lessee covenants to pay in Thirty-six (36) equal monthly installments, which installments shall be paid monthly in advance.

(c) Two hundred and Fifty Dollars (\$250.00) cash, is being paid by Lessee to Lessor upon the signing and delivery of this lease, which amount is being paid against the last month's rent, it being understood that the Lessor will accept an additional Fifty Dollars (\$50.00) to complete full payment for the last month's rent. This deposit is being made as security for faithful performance under the terms of this lease.

## Article IV.

## Public Utility Service.

Lessee agrees to furnish and pay for its own light, power, gas and water and it is hereby agreed that the Lessee shall pay to the Lessor on the first (1st) day of each year during the term of this lease, the sum of Twenty-Five (\$25.00) Dollars and in return the Lessor guarantees to furnish heat for this payment. It is understood that the Lessor of this lease is not the owner of the premises but is occupying same under lease from the owners and only such heat as is furnished by the owners of the property will be furnished Tenant.

## Article V.

## Place of Payment.

That all rents and other money herein provided to be paid by the Lessee to the Lessor shall be payable at Lessor's office, 370 Seventh Ave., New York City, N. Y.

## Article VI.

## Purpose

Said demised premises are only to be used by said lessee for the purpose of conducting therein ladies millinery store at retail, the Lessee being restricted against selling ladies ready-to-wear and accessories. It is understood that the premises shall be used for no other purpose except for the sale of millinery without the written consent of the Lessor.

(OVER)