

State of South Carolina,

County of Greenville.

I, James T. Williams, of the City of Greenville, Lessor, in consideration of the rental hereinafter mentioned, have granted, bargained and released, and by these presents do grant, bargain and lease unto The James T. Williams Hardware Company, Lessees, the Store room now occupied by them, known as No. 124 South Main Street, extending through to Laurens Street and including the cellar and second story of the front part of store, for the term of Three (3) years, from the first day of June, 1912, and the said Lessees in consideration of the use of said premises for the said term, promises to pay the said Lessor the sum of Twenty-two hundred (\$2200.00) Dollars per year, payable in twelve (12) monthly installments of One hundred eighty-three & 33/100 (\$183.33) Dollars, said monthly installments being due and payable on the thirtieth day of each month hereafter, beginning June 30th, 1912. This lease is not transferable without the written consent of the Lessor, his heirs or assigns, to same.

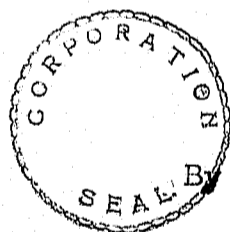
TO HAVE AND TO HOLD the said premises unto the said Lessee, its successors and assigns for the said term. It is agreed by the parties hereto that this lease shall continue for a further period of two (2) years after June 1st, 1915, on such terms as may then be mutually agreed upon between the parties. In the event of said lease being extended for the period of two (2) years the terms of said extension shall be determined and settled ninety(90) days prior to the first day of May, 1915, otherwise this lease to terminate on the first day of June, 1915, as above written, and the Lessor, his heirs or assigns, shall then have the right to repossess himself of said premises; but the destruction of the premises by fire or other casualty, or one months arrear of rent shall terminate this lease. The Lessee agrees to make good all breakage of glass, and all other injuries done to the premises during the term, except such as are produced by natural decay and unavoidable accidents, and agree to make no repairs, improvements or alterations in the premises without the written consent of the Lessor.

Witness our hands and seals this 21st, day of June, 1912.

Witness:

D.S. Cuttino,

Elise Bush,



Jas. T. Williams, (Seal)

Jas. T. Williams, Hdw.Co. (Seal)

J.S. Hunter, Pres. (Seal)

" S.J. Hunt, Secy.& Treas.

State of South Carolina,

County of Greenville.

Personally appears before me D.S. Cuttino and made oath that he saw the within named James T. Williams and the James T. Williams Hardware Company, by J.S. Hunter, President and S.J. Hunt, Secretary and Treasurer, sign, sealed and as their acts and deeds deliver the within written lease, and that he with Elise Bush witnessed the execution thereof.

Sworn to before me this 21st,

day of June, 1912.

D.S. Cuttino

Alester G. Furman, -

Notary Public of S.C.

Recorded for June 21st, 1912.