

The said taxes and other charges mentioned above shall be apportioned for the first year of said term and the tenant shall only be required to pay the apportioned sum from the beginning of the term of this lease.

It is expressly agreed that the tenant may at its option take possession of said premises at any time after the execution of this lease. The landlord gives the tenant the option of renewing this lease at its expiration for a further period of ten years on the same terms and conditions herein mentioned. The annual rental for the said renewal period of said premises shall be as follows: For the first three years and five months it shall be fifteen hundred (\$1500) Dollars, which the tenant agrees to pay in monthly installments of One hundred and twenty-five (\$125) Dollars each, and the annual rental for the next five years shall be Eighteen hundred (\$1800) Dollars, which the tenant agrees to pay in monthly installments of one hundred and fifty (\$150) Dollars each, and the balance of the term, that is to say, one year and seven months, the annual rental shall be at the rate of twenty-one hundred (\$2100) Dollars, which the tenant agrees to pay in monthly installments of one hundred and seventy-five (\$175) Dollars each, if the tenant desires to exercise said option, tenant hereby agrees to notify landlord of said intention not less than three months before the expiration of the lease, by mailing a written notice thereof addressed to said agent at his last known address.

If any rent is not paid when due landlord may send written notice thereof by registered mail to S.H. Kress and Company at its New York Office, and if said rent is not paid within thirty days after receipt by said S.H. Kress and Company of such notice the landlord shall have the right to declare this lease terminated. All trade fixtures including counters, show-cases, tables, shelving, office partitions, mirrors, lighting fixtures, movable heating fixtures, etc. which may be installed by the tenant shall remain the property of the tenant and may be removed by the tenant at the expiration, or earlier termination of this lease, but the building to be erected on said premises by the tenant shall at the expiration or other termination of this lease, or at termination of the renewal thereof, belong to the landlord. The landlord grants tenant the right to assign this lease to any successor of its business or sublet said premises or any part thereof for any portion of said term, or any renewal thereof to any sub-tenant for any legal and reputable business, but tenant shall continue to be responsible to the landlord for the unpaid rents due under this lease.

The tenant shall have the right during said term or prior thereto, after the date thereof, to improve said premises and to keep same improved during said term; such improvements shall consist of at least a substantial two story brick building, with or without basement, on said premises, the front to be practically the same or in harmony with the one now occupied by the tenant on Laurens Street, as the same now is or may be changed during said term: Tenant may remove any party walls or connect the herein leased premises with any building adjoining same which tenant may have in its possession or acquire possession of during the term or renewal of this lease, provided such alterations shall be done in accordance with the requirements of all municipal and other departments or authorities without expense to landlord who shall be held harmless of and from all damages arising therefrom, but at the end of said term landlord shall have the right to require tenant at tenant's expense to restore said party walls to substantially the same condition, said party walls were in before said new alterations were done by tenant wear and tear, damage by elements, loss by fire, accident, excepted.)

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The landlord if required to do so by the tenant shall at their own expense remove any or all sewer pipes, water supply pipes, drains or any other obstruction that is upon or under the ground of said premises. It is intended to hereby give to tenant the right to erect the kind of structure on said leased premises to suit the requirements of its business and to connect and harmonize same with any adjoining premises which tenant now or may hereafter occupy during said term. After the erection of said building, tenant, of course, shall have the right to make alterations of changes in same or additions to same which it may desire.

Provided the rents are properly paid by tenant, landlord further covenants to give the tenant quiet, comfortable and peaceable possession of the aforesaid premises for aforesaid term, and any renewal thereof. It is further understood and agreed that the covenants and agreements, herein contained are binding upon the parties hereto, their administrators, executors, heirs, successors and assigns. This instrument is drawn in duplicate and either shall be considered as the original for all purposes.

In witness whereof landlord has hereunto set his hand and seal, and tenant has caused these presents to be signed by its proper officer, and its corporate seal to be hereunto affixed this the 29th, day of May, 1920.

Signed, sealed and delivered

in the presence of:

Jess Owings,

Oscar Hodges.

W.C. Gibson, Agent. (Seal)

S.H. Kress & Co., (Seal)

By C.W. Kress, V.P.

E.H. Uderitz,

J.J. Parkhurst.

State of South Carolina,

County of Greenville.

Personally appeared before me Jess Owings who on oath says that she saw the within named W.C. Gibson as Agent, sign, seal and as his act and deed deliver the foregoing written instrument for the uses and purposes therein mentioned, and that she with Oscar Hodges witnessed the execution thereof.

Sworn to before me this 29th, day of May, 1920.

Oscar Hodges (Seal)  
Notary Public for S.C.

State of New York,

County of - - -

Personally appeared before me E.H. Uderitz who on oath says that he saw the within named S.H. Kress and Company, a Corporation, by its duly authorized officer C.W. Kress, Vice-President, sign, seal and as its act and deed deliver the foregoing written instrument for the uses and purposes therein mentioned, and that he with J.J. Parkhurst witnessed the execution thereof.

Sworn to before me this 1st, day of June, 1920.

Walter Quitman (Seal)  
Notary Public Kings County,  
Kings County Clks. No. 10, Register No. 1003,  
Certificate filed in New York County,  
New York County Clks. No. 7 Register No. 1107  
Commission expires March 31st, 1921.

E.H. Uderitz

Recorded August 21st, 1920.