

State of Georgia,
County of Fulton.

This agreement entered into this date 2nd, June 1923, by and between McClure Ten Cent Company, a corporation created and existing under the laws of Georgia hereinafter called the "Landlord" and Jones Furniture Company, Greenville South Carolina, a corporation organized under the laws of South Carolina, hereinafter called "tenant".

The Landlord has leased to the tenant the brick store building located in the City of Greenville, and Greenville County of the State of South Carolina, known as number #221 North Main Street, consisting of basement, first and second floor, for a term of five years and eight months beginning January 1st, 1924, and ending August 31st, 1929.

To have and to hold unto the said tenant for and during the said term of five years and eight months, together with all rights of the Landlord in the alley way or storage room on the ground floor between said store and the adjoining store number 219 North Main Street and the Landlord's rights in the two stairways in the front and back of the second floor hallway between the two stores.

It is agreed that in the event of damage to the premises by fire the rent shall cease for such time as the premises are totally unfit for use; if they are partially unfit for use the rent shall abate in proportion. In case, however, the damage to the building by fire should amount to fifty per cent of the value of the building, either party shall have the right immediately to cancel this lease by notice in writing to the other party.

It is further agreed that the Landlord shall keep the roof in good condition, but all repairs and alterations shall be at the expense of the Tenant; the Tenant shall make good all damage to the premises due to its negligence or the negligence of any person or persons on the premises by its orders or permission. The tenant shall have the right to make any alterations it desires to the building, provided the same are permitted by law, do not damage the building, increase the fire hazard or insurance rate, or cause any nuisance.

It is agreed that the tenant shall not have the right to assign this lease, but it may sublet the premises to any morally and financially responsible person engaged in the same or similar line of business as the tenant; it being understood, however, that the receipt of rent by the Landlord from such sublessee shall not be construed as an agreement on the Landlord's part to release the Tenant or to consent to any attornment.

The Tenant agrees to pay to the Landlord a rental of Four hundred and fifty Dollars (\$450.00) per month during the full term of Five years and eight months payable monthly in advance on the 10th, day of each month. The first payment of \$450.00 shall be in the beginning of this lease this payment to be credited on the first month at the beginning of this lease which is January 1st, 1924.

In case the rent should ~~become~~ become in arrears for more than thirty days, or in case the Tenant should fail in the faithful performance of any of the agreement herein contained it shall be lawful for the Landlord at his option to declare the lease terminated and to take possession of the premises.

In witness whereof McClure Ten Cent Company has caused this agreement to be signed and sealed by C.W. McClure its President, Jones Furniture Company has caused this agreement to -

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be signed and sealed by H.H. Jones, its President, the day and year first above written.
This agreement executed in duplicate.

In presence of:

A. Wittern,
King Stillman.

McClure Ten Cent Company
By C.W. McClure, Pres.
President.



O.S. Freeman,
S.R. Wiggin.

Jones Furniture Company
By H.H. Jones,
President.

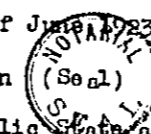


State of Georgia,
Fulton County.

Personally appeared A. Wittern who being duly sworn says that he saw the within named McClure Ten Cent Company by C.W. McClure its President signed, seal and delivered the foregoing written instrument for the uses and purposes therein mentioned and that he with King Stillman witnessed the execution thereof.

Sworn to before me this
4th, day of June 1923.

E.E. Altman
Notary Public State at Large.



A. Wittern

State of South Carolina,
Greenville County.

Personally appeared O.S. Freeman who being duly sworn says that he saw the within named Jones Furniture Company by H.H. Jones President, sign, seal and deliver the foregoing written instrument for the uses and purposes therein mentioned and that he with S.R. Wiggin witnessed the execution thereof.

Sworn to before me this 2nd,
day of June 1923.

Thomas C. Castle
Notary Public for S.C.



O.S. Freeman

Recorded September 8th, 1923.

END OF D.