

State of South Carolina,
County of Greenville.

This Indenture, made this 12th, day of May, 1923 by and between Eliza K. Mauldin, Executrix and Clarence Howland and John McH. Mauldin, Executors of the Estate of William L. Mauldin, deceased, the Lessors on the first part, and Henry Theodore, the Lessee on the second part, Witnesseth, That the said Lessors have granted and leased, and by these presents do grant and lease unto the said Lessee the store-room known as 107 West Washington Street in the City of Greenville, County and State aforesaid now occupied by the said Lessee, immediately in the rear of the store-room now occupied by Doster Bros. & Bruce Company, with all the appurtenances thereunto belonging.

To have and to hold, the said premises unto the said Lessee, his Executors, Administrators and assigns, for the full term of three (3) years commencing on the first day of April 1924, and ending on the 31st, day of March 1927, yielding and paying at the rate of Nine hundred Dollars (\$900.00) per annum, payable in monthly installments of Seventy-five Dollars (\$75.00) each, beginning on the first day of May, 1924, and on the first day of each successive month thereafter during the term of this Lease.

And the said Lessee, for and in consideration of the above letten premises, doth covenant and agree to pay to the said Lessors, the above stipulated rent, in the manner herein required. And it is further agreed, that unless one months' notice, in writing, be given, previous to the expiration of the period herein specified by the Lessors to the Lessee, of their desire to have possession of the premises, or to change the conditions of the Lease after such expiration; or the like notice be given by the Lessee to the Lessors of his intention to vacate the premises after such expiration; then it is hereby agreed that this Lease will be considered as extending to and binding in all its provisions for one year after such expiration; and so to continue from year to year, until such notice be given by either party, previous to the expiration of such extended term.

But the destruction of the premises by fire, or by any other casualty, shall terminate this agreement. And it is mutually understood that the Lessee shall make no repairs at the expense of the Lessors, and any alteration or improvements desired by the Lessee at his own cost, must be done under the written sanction of the Lessors and all such alterations or improvements shall be surrendered to the Lessors on the Lessee's removal. The Lessee shall make good all breakage of glass, and all other injuries done to the premises during his tenancy, excepting such as are produced by natural decay and unavoidable accidents.

And it is further stipulated and understood, by the parties to these presents, that if one month's rent shall at any time be in arrear and unpaid, the Lessors shall have the right to annul and terminate this Lease, and it shall be lawful for them to re-enter and forthwith re-possess all and singular the above granted and leased premises.

And it is further stipulated and understood, by the parties to these presents, that the Lessee shall not assign this Lease or sublet the within letten premises without the written consent of the Lessors, and in the event he shall attempt to assign or sublet the said premises, the Lessors shall have the right to annul and terminate this Lease, and it shall be lawful for them to re-enter and forthwith re-possess all and singular the above granted and leased premises.

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In Witness whereof, the parties hereunto set their hands and seals this 12th, day of May A.D. 1923.

Signed, sealed and delivered
in the presence of:

J.G. Miller,

M.E. Robinson,

J.P. Carlisle,

As to Eliza K. Mauldin &
Clarence Howland.

Marguerite Conkling.

Walter A. Conkling.

Kitty Brown,

J.L. Love, As to Henry Theodore.

State of South Carolina,

County of Greenville.

Personally appeared before me J.G. Miller who upon oath says that he saw John McH. Mauldin, as Executor of the Estate of William L. Mauldin, deceased, sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned and that he with J.P. Carlisle witnessed the same.

Sworn to before me this 19th, day of June, A.D. 1923.

J.L. Love (Seal)

J.G. Miller

Notary Public for S.C.

State of New York,

County of Greene.

Personally appeared before me Walter A. Conkling who upon oath says that he saw Eliza K. Mauldin as Executrix, and Clarence Howland, as Executor of the Estate of William L. Mauldin, deceased sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with Marguerite Conkling witnessed the same.

Sworn to before me this 11th, day of June, A.D. 1923.

Gertrude A. Simmons (Seal)

Walter A. Conkling

Notary Public for N.Y.

State of South Carolina,

County of Greenville.

Personally appeared before me Kitty Brown who upon oath says that she saw Henry Theodore sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that she with J.L. Love witnessed the same.

Sworn to before me this 19th, day of May, A.D. 1923.

J.L. Love (Seal)

Kitty Brown

Notary Public for S.C.

Recorded November 6th, 1923.

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