

State of South Carolina,
County of Greenville.

This Contract of Lease, made on this the 15th day of January, 1924, by Earline C. Sanford and husband, M. L. Sanford, and Leila W. Cunningham, of State and County above written, parties of the first part, and hereinafter designated the Lessors, and W. H. Kellan, Stores Company, a Corporation duly organized and existing under and by virtue of the laws of the State of North Carolina, party of the second part, and hereinafter designated the Lessee,

Witnesseth:

That for and in consideration of the rents, agreements and covenants hereinafter mentioned reserved and contained on the part of the said Lessee to be kept and performed by the said Lessee, Lessors do hereby rent and lease to the said Lessee certain premises in Greer, South Carolina, known and designated as follows: Two store rooms on the west side of Trade Street in the Town of Greer, South Carolina.

The premises hereby demised are for a term of ten years from the date the said building is ready for occupancy and ending ten years from the day the said building is ready for occupancy at and for the sum of \$27,590.00, lawful money of the United States, payable in 120 payments as follows, that is to say: \$197.50 thirty days from the day the said building is ready for occupancy and a corresponding amount on the same date of each succeeding month thereafter for two years and seven months and at the end of said period of three years from the beginning of said lease the Lessors are to pay \$220.00 per month during the remainder of the life of this lease, that is to say the said rent is to be \$197.50 per month for the first three years and \$220.00 per month for the next seven years, said rent payable monthly as herein stated; and the said Lessee hereby agrees and binds itself to pay unto the said Lessors or their assigns, the sum of \$27,590.00 aforesaid in the respective installments as herein stated.

For the Consideration Above mentioned, It Is Stipulated And Agreed:

1. That the said Lessee will not use the premises hereby let and leased, nor any part thereof, or permit the same to be occupied or used for any business deemed extra-hazardous on account of fire, or otherwise, or for any purpose contrary to law, or any of the ordinances of the city of Greer, nor will it assign said lease or term or any part thereof or sublet or otherwise dispose of any of the premises hereby let and leased, or any

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part thereof, without the written consent of the Lessors had and obtained.

2. That the Lessee will, at the expiration of said term, or any sooner legal termination, quit and surrender the said premises in as good order and condition as the same now are, reasonable wear and tear and damage by the elements and unavoidable accidents or by fire excepted.

3. The Lessors agree to make the following improvements at their expense: To remove the brick wall, now dividing the two rooms on the main floor, install steel columns and girders in place of such wall; the front of the store room known as Ed Kelly's store to be remodeled so as to match the store room known as W. M. Miller's store; steel ceiling is to be installed on the ground floor; the floors of the two buildings are to be on the same level and put in good condition; painting of walls and ceiling are to be done according to Lessee's specifications.

4. The Lessors are to wire said building and the Lessee is to furnish the light fixtures.

5. The Lessors agree to allow the Lessee to have ample store room on the second floor with an entrance in the rear of said building.

6. The size of the completed store room on Main floor is to be forty-one feet ten inches by 100 feet and the store room on the second floor is not to exceed 21 feet 8 inches by 40 feet.

7. That all trade fixtures placed in the store room at the expense of the Lessee, shall belong to the Lessee and may be removed by the Lessee, at any time during or at the end of this lease, or any sooner legal termination thereof; such removal to be done in such manner as not to be unreasonable in jure or deface the said building.

8. That the Lessee so long as it pays said monthly rent, shall and may peacefully and quietly hold and enjoy the said demised premises for the term aforesaid.

9. That in case the building hereby demised shall be partially damaged by fire, the elements, external violence, or other unavoidable casualties, that the same be repaired in a reasonable time thereafter, at the expense of the Lessors; but that in case the damage shall be so extensive as to render the building untenable, the rent shall cease to such time or times as the building shall be put in reasonable repair; but in case of the total destruction of the premises by fire or otherwise, this lease may terminate at the election of the Lessee, or its representatives.

10. That it shall be the duty of the Lessee to keep the roof of said buildings in repair, all reasonable costs

(Over)