

State of South Carolina,
County of Greenville.

Rent Contract.

This agreement made and entered into this the 1st day of October 1929, by and between W. M. Thompson and Thomas Keating, of the city of Greer, County and State aforesaid, parties of the first part, and Belk-McKnight Company, a corporation, doing business in Greer, County and State aforesaid, party of the second part, witnesseth:

1. The parties of the first part have agreed to rent, and do hereby rent, unto the party of the second part the premises situate on Trade Street in the City of Greer, County of Greenville, State of South Carolina, comprising the two-story brick storeroom now and for several years occupied by Belk-McKnight Company, and likewise including all shelving, counters, heating plant and other fixtures in said building, except such wall cabinets and show cases and other articles as are owned by the party of the second part.

2. The term of this contract is to continue for a period of five years, beginning with the 1st day of November 1929, and expiring on the 30th day of Oct Ber 1934.

3. The party of the second part agrees to rent said premises and to pay as rent therefor the sum of Nineteen Thousand and five Hundred (\$19,500.00) Dollars for the period of five years, payable in monthly installments of Three Hundred and Twenty five (\$325.00) Dollars on the last day of each month.

4. The party of the second part agrees to use said storeroom and premises for the conduct of a drygoods and general department store, and for no other purpose.

5. The parties of the first part agree to keep the roof of said building in good repair during the term of this contract, and the party of the second part agrees to take good care of said premises and deliver them to parties of the first part at the expiration of this lease in as good repair as when he received them, ordinary wear and tear excepted. And the party of the second part expressly agrees that if he fails to pay the rent or any part thereof, when it is due, this contract of lease shall immediately terminate, and the parties of the first part, in person or by agent, shall have the right to take immediate possession of the premises leased, without process of law. And the said party of the second part agrees that he will not remove any of his personal property from said premises until the rent is paid in full..

6. If the building on said premises shall be destroyed by fire during the term of this contract, such event shall terminate this agreement, provided, however, if said building is damaged by fire but is not destroyed, the said shall be repaired by the parties of the first part with all convenient speed, and during the period of time that said premises are untenable, or that the occupancy thereof for the purpose of this contract is impracticable, the party of the second part shall be entitled to an abatement of rent.

7. And it is further agreed by and between the parties hereto that if the party of the second part should make an assignment under the state laws or should be adjudged a bankrupt under the U. S. Act in Bankruptcy, then in such case, the rent for the whole term shall become due and payable and the parties of the first part shall have the right to enforce the payment for the balance of the term in which such assignment is made, or adjudication in bankruptcy.

8. And it is further agreed, by and between the parties to this contract, that this contract of rent shall cease and determine absolutely at the time hereinabove fixed, and the parties of the first part shall have the right to enter and take possession of the premises leased at the expiration of the lease without further notice to the party of the second part.

Witness the respective hands and seals of the parties hereto this day and year first above written.

Signed, sealed and delivered in the presence of:
F. L. Marchant.
H. J. Lanford.

W. M. Thompson, (SEAL)

Thos. Keating. (SEAL)

Parties of the First Part.

Belk-McKnight Company, Inc.,

By: S. W. McKnight, (SEAL)
Sect. -Treas.

Party of the Second Part.

(OVER)

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State of South Carolina,
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Personally appeared before me F. L. Marchant, and made oath that he saw the above named W. M. Thompson, and Thomas Keating, parties of the first part, and S. W. McKnight, Sec.-Treas. of Belk-McKnight Company, Inc., party of the second part, sign, seal and deliver the within lease contract, and that he with H. J. Lanford, witnesseth the execution thereof.

Sworn to before me this the
1st day of October 1929.

F. L. Marchant.

H. J. Lanford, (SEAL)
Notary Public for S. C.

For value received I hereby transfer my interest in within lease to W. M.

Thompson, this 5th day of June 1930.

Witness F. N. Gibson,

Thos. Keating.

J. L. Marchant.

S. C. Stamps \$7.80

Recorded this the 11th day of January 1932, at 11:50 A. M.

END OF DOC.