

State of South Carolina }
 County of Greenville } ss.
 This Indenture, made and entered into this twenty-third day of February, A.D. 1928, between
 H. C. Cleveland, H. J. Waynesworth and C. F. Haynesworth
 of the City of Greenville, County of Greenville, and State of South Carolina, parties of the first part, hereinafter referred to as the Lessors, and
 Montgomery Ward & Co., Incorporated,
 a corporation of the State of Delaware, having its home office at Chicago Avenue and Barraber Street in the City of Chicago, County of Cook, and State of Illinois, party of the second part, hereinafter referred to as the Lessee;

Witnesseth:
 That the Lessors have this day leased unto the Lessee and the Lessee has accepted the following described premises, situated in the City of Greenville, County of Greenville, and State of South Carolina, described as follows, to-wit:

Beginning on the west side of North Main Street at the Northeast corner of the J. R. Smith Lot, and running thence with the West side of North Main Street, North 18° East forty (40) feet, thence North 72° West one hundred thirty (130) feet to a ten (10) foot alley; thence along the east side of said alley, South 18° West forty (40) feet; thence South 72° East one hundred thirty (130) feet to the beginning;

improved with a two-story and basement brick store building, together with the appurtenances thereto belonging. To Have and To Hold the above described premises, and the appurtenances, for and during the term beginning on the fifteenth day of May, A.D. 1928 and terminating on the fourteenth day of May, A.D. 1933.

The Lessee is hereby given the privilege to extend the term of this lease upon the same conditions, herein expressed, at the rental hereinafter provided, for the further period beginning on the fifteenth day of May, A.D. 1933, and terminating on the fourteenth day of May, A.D. 1938; provided the Lessee gives to the Lessors notice on or before the fifteenth day of February, A.D. 1933 of its desire so to extend said term.

The Rental for the demised premises shall be at the following rates:
 Fifty-four Hundred Dollars (\$5,400.00) per annum;

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for the first two years of said term, beginning on the fifteenth day of May, A.D. 1928 and ending on the fourteenth day of May, A.D. 1930, payable in equal monthly installments of Four Hundred Fifty Dollars (\$450.00) each; and Sixty-six Hundred Dollars (\$6,600.00) per annum, for the next three years of said term, beginning on the fifteenth day of May, A.D. 1930 and ending on the fourteenth day of May, A.D. 1933, payable in equal monthly installments of Five Hundred Fifty Dollars (\$550.00) each; and Eighty-four Hundred Dollars (\$8,400.00) per annum, for the renewal period of said term, should the Lessee elect to renew the lease, as is herein provided, beginning on the fifteenth day of May, A.D. 1933, and ending on the fourteenth day of May, A.D. 1938, payable in equal monthly installments of Seven Hundred Dollars (\$700.00) each.

Said Rental Payments shall be made on the fifteenth day of each month, in advance, and may be made by check payable to the order of the said H. C. Cleveland, and mailed from the office of the Treasurer of the Lessee, at Chicago, Illinois, addressed to the said H. C. Cleveland, Greenville, South Carolina.

Should the Lessors fail to complete said building as is hereinafter provided, on or before the fifteenth day of May A.D. 1928, the rent herein reserved shall abate, pro rata, per diem, until such time as the building shall be completed to the satisfaction of the Lessee and delivered to the Lessee ready for occupancy.

The Lessors Expressly Covenant and Agree:
 1. To complete the present two-story and basement building now on the said ^{demised} premises, at the sole cost and risk of the Lessors, pursuant to and in conformity with the plans and specifications to be furnished by the Lessee, which said plans and specifications shall be signed by the parties hereto for the purpose of identification, and are, by reference, made a part hereof, marked Exhibit "A" and Exhibit "B"; all said work shall be completed to the satisfaction of the Lessee and said building delivered to the Lessee ready for occupancy on or before the fifteenth day of May, A.D. 1928; provided, however, that the Lessors

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