

Second part.

Witnesseth, That the party of the first part, having full authority to make the agreements hereinafter set forth for and in consideration of the covenants and agreements hereinafter mentioned, to be kept and performed by both parties hereto, ha— demised and leased to the party of the second part, the premises in the City of Greenville, County of Greenville and State of South Carolina, known and described as follows: That part of a piece of land on the East Side of North Main Street, City, County and State aforesaid, owned in fee simple by Carpenter Brothers Drug Company, Inc.; and A. E. Morris, F. P. Morris and H. B. McCoy, having the following metes and bounds, to wit: Beginning at an iron pin at S. E. corner of North Main and Oak Streets, thence along lines of said Main Street in a Southernly direction forty (40' 0") feet to an iron pin; thence in an Easternly direction 232 feet, more or less, to North Brown Street; thence in a Northernly direction along line of Brown Street forty (40' 0") feet to Oak Street; thence in a Westernly direction along line of said Oak Street about 232 feet to the beginning point. Said area embraces 8,880 square feet, more or less. Together with the building to be erected thereon by party of first part, at first party's expense, in accordance with approved plans and specifications signed by the parties, attached hereto and made a part thereof. Said plans and specifications are furnished by second party, to be occupied for the sale of merchandise usually carried in stores of Sears, Roebuck & Company.

To have and to hold the same, unto the party of the second part, from the fifteenth day of April, A. D., 1927, until the fifteenth day of April, A. D., 1929.

And the party of the second part in consideration of said demise, does covenant and agree with the party of the first part, as follows:

First: To pay as rent for said demised premises, the sum of two hundred and ten thousand dollars, payable in monthly installments as follows: Eight hundred and seventy-five (\$875.00) dollars per month in advance, upon the first day of each and every month of said term, at Post Office Drawer 686, Greenville, S. C.

Second: First party covenants that the demised premises will be delivered to second party in good condition and repair on or before the beginning of the term of this lease, and upon receiving possession of premises as aforesaid, second party will keep demised premises in good repair, except the foundation, exterior walls, roof and structural part of the demised premises,

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(which shall be kept in good repair by first party's own expense during the term of this lease); second party will keep said premises in a clean and healthy condition, according to the City ordinances and the direction of the proper public officers during the term of this lease, at its own expense, and will clean the snow and ice from the sidewalks in front of the said premises; and upon the termination of this lease, in any way, will yield up said premises to party of the first part in good condition (and repair (loss by fire, tornado and ordinary wear excepted), and deliver the keys at the place mentioned in the last line of Clause One of this lease. In the event the demised premises are not delivered to second party in good condition and repair on or before the beginning of the term of this lease, rent shall abate until possession of said premises is so delivered to second party.

Third: That the party of the first part shall not be liable for any damage or injury arising from any act, omission or negligence of any cotenant or of occupants of the same building of which the demised premises are a part, or of adjacent or contiguous property.

Fourth: That party of the second part will not assign this lease nor allow said premises to be used for any purpose that will increase the rate of insurance thereon, nor for any purpose other than hereinbefore specified, but said party of the second part shall have the right to sublease all or part of the within described premises at any time during the term of this lease for any business that will not deteriorate said premises, but it is distinctly understood that said party of second part shall at all times remain responsible for the payment of rent and all terms and conditions of this lease; and will not permit said premises to be used for any unlawful purpose or purposes that will injure the reputation of the same or of the building of which they are a part, or disturb tenants of said building or the neighborhood; and will not permit any alteration of or upon any part of said demised premises, except such repairs as are necessary to fit same for its use and occupancy, including the installation of its electric and stove fixtures, which shall always remain the property of the party of the second part, nor allow any signs or placards posted or placed thereon except signs of party of the second part, on the interior or exterior of said premises.

(Over)