State of South Carolina,

County of Greenville. .

Memorandum of Agreement, made and entered into this the 22 day of June, 1935, by and between Mechanics Building and Loan Association, party of the first part, hereinafter for convenience styled the Landlord, and Busbee Southern Furniture Company, party of the second part, hereinafter for convenience styled the Tenant,

WITNESSETH:

That the said Landlord, the owner of a certain three store building located on the Southeast side of South Lain Street, in the City of Greenville, State and County aforesaid, between Lobe Avenue and Court Street, known and designated as No. 119, in consideration of the rental hereinafter mentioned, has granted, bargained and leased, and by these presents does grant, bargain and lease the said building to the Tenant, to be used as a fetail furniture store, for the term of three (3) years commencing July 1, 1933, and ending on the 30 day of June, 1938, and the said Tenant, for and in consideration of the use of said premises for said term, hereby promises to pay to the said Landlord the sum of Nine Thousand Nine Hundred (39900.00) Dollars, payable in equal monthly instalments of Two hundred Seventy Five (\$275.00) Dollars on the first day of each and every month during the said term.

The Tonant nereby agrees to take the building just as it stands unless otherwise agreed to in writing, and at the expense of said Tenant keep the elevator in good repair, bay all water and light bills and to keep in repair all water, light and plumbing fixtures, and all parts of said premises during the life of this lease, except as hereinafter provided.

It is agreed by the parties hereto that the said premises or any part thereof shall not be sublet or this lease assigned without the written consent of the Landlori.

It is further agreed that in the event the premises herein leased should be destroyed by fire, or so injured as to render them untenantable, all parties hereto from the time of said destruction or injury are released from the said terms of this lease.

It is further agreed that one month's arrears in rent, or if the Tenant default in or violate any of the conditions or agreements, terms or conditions of this lease, that thereon, or within a reasonable time thereable time thereafter the LandLord may terminate this lease at its option, and without suit or process, re-enter, retake possession of said premises and remove all persons therefrom, and the tenant hereby agrees that in the event this lease should be terminated by the Landford as herein provided, or when it is terminated by its expiration at the end of the term as herein provided, the said Tenant will quit and surrender said premises in as good condition as reasonable use thereof will permit.

To have and to hold said premises unto the said Tenant, or its successors for the

aid term.

In witness whereof, the parties hereto do hereby bind themselves, their successors and assigns, this the date first above written.

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