

S.C. Stamps \$6.00

State of South Carolina
County of Greenville

Lease

This indenture made and entered into this the 17th day of December, 1935, by and between Peoples National Bank of Greenville, S.C., as Executor and Trustee of the Estate of Clinton J. Morgan, deceased, and Jas. W. Morgan, Jr., in his own right, hereafter designated or referred to as Landlord, and being Parties of the First Part, and Alfred I. Smith, Inc., a corporation, hereafter designated or referred to as Tenant, and being Party of the Second Part.

Witnesseth:

That the Landlord has let unto the Tenant and the Tenant has hired and taken from the Landlord that certain storeroom, situate on the West side of North Main Street, in the City and County of Greenville, S.C. and known as No. 209 North Main Street, Greenville, S.C., the said premises consisting of storeroom with all the appurtenances thereto belonging.

To have and to hold the same unto the Tenant, its successors and assigns, for the full term of five years, that is to say, on and from the 1st day of January, 1936, to and including the 31st day of December, 1940, to be used and occupied by the Tenant for the conduct of a mercantile business.

In consideration of the demise and lease of the premises aforesaid by the Landlord, the Tenant agrees to pay to the Landlord as rental for said premises, hereinabove described, a sum equal to five per cent of the total gross sales made in the regular course of business by the Tenant in, on, or from the premises demised. The Tenant hereby guarantees to the Landlord a minimum rental of \$2700.00 per year, payable in equal monthly installments of \$225.00 at the end of each and every consecutive month during the term of this lease, the Tenant shall pay as rent hereunder the excess, if any, between the minimum guarantee as mentioned and five per cent of the total gross sales.

The Tenant agrees, when making payment for rent, to furnish the Landlord with a true statement of the gross sales made in or from the premises demised for the month for which the rental is thus paid and the Landlord shall have the right, at their own expense, to examine all books and records of the Tenant touching on the gross sales, all of which shall be available at the demised premises.

If any rent shall be due and unpaid for ten days after the expiration of the month for which said rent is due, or if the Tenant shall file a petition in bankruptcy or be adjudicated a bankrupt;