

Vol. 85-Title to Real Estate.

State of South Carolina,

County of Greenville.

This Agreement made and entered into this 23th, day of December 1922 by and between D.L. Norris of the City of Greenville, S.C., hereinafter referred to as Lessor, and The Standard Furniture Company, a corporation organized under the laws of the State of South Carolina and having its main office in the City of Greenville, S.C., hereinafter referred to as the lessee, Witnesseth:-

In consideration of the rental hereinafter reserved the Lessor does hereby lease and demise unto the Lessee, all that certain store-room situate on the east side of and known as #207 South Main Street, having a width of approximately 22 feet and depth of 100 feet, being the premises formerly occupied by "Murray's" including the second story over said store room, and Basement.

To have and to hold the said premises unto the said Lessee, for and during the full term of one (1) year beginning January 1st, 1923 and ending December 31st, 1923; reserving and paying unto the Lessor for and during the said term the rental hereinafter provided.

And the Lessee does hereby agree to rent and does rent the said premises and does agree to pay therefor to the Lessor for and during the full term of one year, a rental of Two hundred and fifty dollars per month, said rental to be paid on the last day of each month for and during the full term of said lease.

Should any installment of rent be more than thirty (30) days in arrears, the Lessor may at his option either declare the full amount of the rent for the entire term immediately due and payable and proceed to collect the same by legal process or may declare this lease terminated and take immediate possession of the premises, collecting the rent up to the re-delivery of such premises.

It is understood and agreed that the Lessor will make all ordinary repairs which may become necessary but that any extraordinary repairs, alteration or improvements, if made, shall be at the expense of the Lessee. Any such extraordinary repairs, alterations or improvements shall be made in the premises only with the written consent of the Lessor.

Any improvements or additions so made by the Lessee shall become the property of the Lessor at the expiration of this lease. In the event that this building should at any time without fault of the Lessee be destroyed or so damaged by fire as to be unfit for use or occupation, the rental herein reserved, or a fair and just portion thereof, shall be suspended and cease to be payable until said building shall have been re-instated or made fit for occupation.

The Lessee does hereby covenant that he will not carry on or permit to be carried on upon said premises, or suffer to be done, anything which may render an increased or extra premium payable for the insurance of the said building against fire, or which may make void or voidable any policy for such insurance; that he will not subrent said premises nor any part thereof, nor assign this lease without the written consent of the Lessor, and that at the expiration or sooner termination of this lease he will deliver up to the Lessor peaceable possession of said premises in as good condition as they now are, reasonable wear and tear alone excepted.

It is further understood and agreed that the Lessee shall fully assume all liability and be alone responsible for and liable for all damages for personal injuries or otherwise that may occur in on or about the said premises, in on or about the elevator of said building or in and from any other way or cause on or about the said premises and elevator.

Should the Lessee at any time during the term of this lease become insolvent or file a Petition in Bankruptcy or should a Petition in Bankruptcy be filed against him, or should the Lessee -

(Over)