

FILED
GREENVILLE S.C.

NOV 26 4 41 PM 1965

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.



THIS INDENTURE made this 12th day of November, 1965,

By and Between **ALESTER G. FURMAN CO.**, Agents for the Estate of **W. L. Mauldin**,
of **Greenville, South Carolina**, hereinafter referred to as the Landlord, and

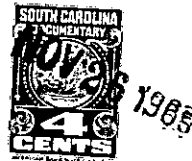
MICHAEL N. HAWA of **Greenville, South Carolina**

hereinafter referred to as the Tenant,

WITNESSETH: That the Landlord does hereby demise and lease unto the Tenant, and the Tenant does hereby hire and take from the Landlord for the term and upon the rentals hereinafter specified, the premises situated in the City of **Greenville**, County of **Greenville**, and State of **South Carolina**, and described as follows:



No. 6 South Main Street, Greenville, South Carolina, being the same property most recently occupied by Jay's, together with all rights, appurtenances, exits, and entrances thereunto appertaining.



The term of this demise shall be for **three (3) years**

beginning **January 1**, 1966, and ending **December 31**, 1968.

The rent for the demised premises, which the Tenant hereby agrees to pay, shall be at the yearly rate of **Three Thousand Six Hundred (\$3,600.00) Dollars**, except that no rent shall be due or payable for the months of **January and February, 1966**.

The said rental to be payable in advance on the first day of each month, in equal monthly installments as follows:

Three Hundred (\$300.00) Dollars, except that no rent shall be due or payable for the months of **January and February, 1966**.

at the office of **Alester G. Furman Co.**, Greenville, S. C., Agent of Landlord. The Tenant shall have the right to renew this lease for a period of **three (3) years** at the expiration of the primary term upon the same terms and conditions provided he shall give to the Landlord or his Agent **sixty (60) days** written notice of his intent.

The above letting is upon the following conditions:

First. The Landlord covenants that the Tenant, on paying the said rental and performing the covenants and conditions in this Lease contained, shall and may peaceably and quietly have, hold and enjoy the demised premises for the term aforesaid.

Second. The Tenant covenants and agrees to use the demised premises only as a **retail outlet** for **jewelry and allied lines and cosmetics, health, toiletries and beauty aids**.

Third. The Tenant shall, without any previous demand therefor, pay to the Landlord the said rent at the times and in the manner above provided, and in case of the non-payment of said rent at the times and place above stated, and if the same shall remain in default for ten days after any of said times, or in case the said leased premises shall be deserted or vacated, the Landlord shall have the right to and may enter the same as the agent of the said Tenant, either by force or otherwise, without being liable for any prosecution therefor, and to relet the said premises as the agent of the Tenant, and to receive the rent therefor. The Landlord is hereby granted a lien, in addition to any statutory lien or right to distrain that may exist, on all personal property of the Tenant in or upon the demised premises, to secure payment of the rent and performance of the covenants and conditions of this lease; and the Tenant further agrees to pay all attorney's fees and any other expenses incurred by the Landlord in enforcing any of the obligations under this lease, as additional rent. The Landlord shall maintain in good order and repair during the term of this lease and any extension thereof the **roof, outer walls, ceiling, floor, drains, and structural portions of the demised premises**.

(Continued on next page)