

State of South Carolina,

County of Greenville.

THIS INDENTURE, made at Greenville, in the County and State aforesaid, this, the 1st, day of August, A.D. 1911, by and between John W. Cox, L.M. McBee and Wilkins Cagle, Trustees ^{DER} in the will of J.W. Cagle, deceased, Lessors, on the first part, and Keys-Mahon Company, a corporation chartered under and by the laws of the State of South Carolina, the Lessees, on the second part, WITNESSETH:-

That the said Lessors have granted and leased, and by these presents do grant and lease unto the said Lessees that certain store room on South Main Street, in the City of Greenville, in the County and State aforesaid, being No. 132 according to the enumeration of said City, the same being the store room formerly occupied by the Humphreys-Childers Shoe Company, with the cellar underneath said store room, with all the appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the said premises unto the said Lessees, and their successors and assigns, for the full term of three (3) years, commencing on the first day of August, A.D. 1911, and ending on the first day of August, A.D. 1914, yielding and paying at the rate of twelve hundred (\$1200.00) dollars per annum, payable in monthly installments of one hundred (\$100.00) Dollars each, beginning on the first day of September, A.D. 1911 and on the first day of each successive month thereafter until the full amount of Twelve hundred (\$1200.00) Dollars has been paid as aforesaid. AND, the said Lessees for and in consideration of the above letten premises, doth covenant and agree to pay to the said Lessors, the above stipulated rent, in the manner herein required.

AND it is further agreed that unless one month's notice in writing be given, previous to the expiration of the period herein specified by the Lessors to the Lessees, of their desire to have possession of the premises, or to change the conditions of the lease after such expiration; or the like notice be given by the lessees to the Lessors, of their intention to vacate the premises after such expiration; then it is hereby agreed that this lease will be considered as extending and binding in all the provisions for one year after such expiration; and so to continue from year to year, until such notice be given by either party, previous to the expiration of such extended Term. BUT the destruction of the premises by fire or by any other casualty, shall terminate this agreement. AND it is mutually understood that the Lessees shall make no repairs at the expense of the Lessors, and any alterations or improvements desired by the Lessees at their own cost, must be done under the written sanction of the Lessors, and all such alterations or improvements must be surrendered to the Lessor upon the Lessees removal. The Lessees shall make good all breakage of glass, and all other injuries done to the premises during their tenancy, excepting such as are produced by natural decay and unavoidable accidents.

AND, it is further stipulated and understood, by the parties to these presents, that if two months rent shall at any time be in arrear or unpaid. The Lessor shall have the right to annul and terminate this lease, and it shall be lawful for them to re-enter and forthwith re-possess all and singular the above granted and leased premises.

AND, it is further understood and agreed by the parties to these presents, that the said Lessees are to place in said store room such fixtures as they may deem necessary for their business and that at the expiration of this lease the said Lessees shall have the right to remove from said store room all such fixtures, shelving, counters, etc., as they may have had placed, and have previously placed under former lease, in said Store room, the same to be removed within a reasonable time.