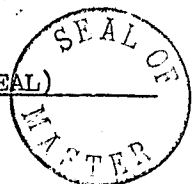


Signed, seal and delivered in the presence of:

Bessie Ballenger
J. C. Mitchell

E Inman (SEAL)
Master.



(Stamps canceled \$13.50)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PERSONALLY appeared before me Bessie Ballenger and made oath that she saw the within named E. Inman, Master sign, seal, and as his act deed, deliver the within Deed: and that she with J.C Mitchell witnessed the execution thereof.
Sworn ot before me 1st. day of Jan. A. D. 1916.

J. C. Mitchell (SEAL)
Notary Public for S.C.

Bessie Ballenger.

Recorded January 17, 1916.

RECEIVED
JAN. 17, 1916
ANS.
NO REPLY

THIS AGREEMENT, made and concluded this 31st. day of December, 1915, by and between J. W. Jervey and F. Jordan of the City of Greenville County of Greenville, State of South Carolina, herein- after called the lessors, parties of the first part, and The Fish Rubber Company of New York, a cor- poration duly created, organized, organized and existing under and by virtue of the laws of the State of New York, hereinafter called the lessee, party of the second part:

W I T N E S S E T H.

That said lessors hereby agree to let and lease, and by these presents fo let and lease un- to the said lessee, its successors and assigns, all that certain first floor and 46 feet by 19 feet, 10 1/2 inches, under the rear part thereof, of that certain building situate on Main Street and known as and numbered 326 Main Street in the City of Greenville, Greenville County, South Carolina, together with the use in common of the whole of a private alleyway directly in the rear of said premises and the premises adjacent thereto, which is approximately 21 feet wide and which leads out upon the pub- lic street or highway, and the right, privilege and authority to use the female lavatory and toilets located on the second floor of said premises for and during and until the full end and term of two years from the first day of January, 1916; said lessee agreeing to pay therefor unto the said lessors their heirs and assigns, the yearly rent or sum of Six Hundred (\$600.00) Dollars for the first year and the sum of Seven Hundred and eighty (\$780.00) Dollars for the second year, payable in equal mon- thly payments in advance.

Said lessors shall, at their expense, keep the whole of said premises properly heated at all times.

Said parties hereto further covenant and agree.

First. That said lessee shall have the right, privilege and authority to make such altera- tions and changes in the leased premises, including the installing of such counters, shelving, office partitions, etc., as may be required by lessee, the same to be and remain the property of the said les- see, it to have the full right, privilege and authority to rmove the same form said premises upon the termination of this lease.

Second. Lessee shall have the right, privilege and authority to place such signs on the outside of the building and windows as are customary and proper and not defacing to the building and as said lessee may deem necessary or desirable properly to advertise its business.

Third. Should the said leased premises be destroyed by fire or should the lessee be deprived of the use and benefit thereof by some unforeseen event not occasioned by any fault or event charge- able to the lessee, then it shall be entitled to a credit against any rent accruing commensurate with such loss, if the loss of use of the premises shall be partial; and in the event that the premises shall be substantially destroyed, or rendered unfit for occupation and cannot be, or are not restored by said lessors to their original condition for occupation within a period of ninety (90) days, then either party hereto may cancel this lease by thirty (30) days' notice in writing to the other party and this lease shall thereupon become void and of no further force not virtue.

Fourth. Lessee shall not be responsible for repairs to the underground piping of the plumb- ing system unless such repairs are made necessary through fault or negligence of lessee.

Fifth. Lessee shall at the expiration of its tenancy deliver up said premises to the lessors in as good condition as they were in at the beginning of the term, reasonable use under the terms of this lease and wear and tear thereof excepted.

Sixth. Said lessee shall have the option of re-renting said premises for a further term of one year at an annual rental of Nine Hundred (\$900.00) Dollars, after having given said lessors thirty (30) days' notice in writing before the expiration of the term of this lease of its inten- tion so to do, under the same terms and conditions as set forth in this lease.

Seventh. This agreement shall be binding upon the said parties of the first part, their heirs, executors, administrators and assigns, and upon the said party of the second part, its suc- cessors and assigns, as fully and effectually as if in each instance they had been herein specifi- cally named.

IN WITNESS WHEREOF the said parties of the first part have hereunto set their hands and seals and the said party of the second part has caused these presents to be executed by its vice- see next page.