

State of South Carolina, )  
 ) Agreement.  
 County of Greenville. )

Agreement made and entered into June 25, 1919, between C.O. Hobbs, hereinafter referred to as Lessor, and Cabaniss, Gardner Co., hereinafter referred to as Lessee, W-I-T-N-E-S-S-E-T-H:

1. That the lessor does hereby sub-lease and sub-let unto lessee the first floor of that store building at the corner of Main and Coffee Streets in the City of Greenville, County and State aforesaid, now occupied by the Johnson Company and leased by the said C.O. Hobbs from Mrs. Mamie P. Browning under lease dated May 28th, 1919.

That the present lease is to commence and begin on August 1st, 1919 and from said August 1st, 1919, the rental for the first floor of said building hereby leased shall be at the rate of Four hundred (\$400.00) Dollars per month, payable at the end of each and every month until December 31st, 1923.

2. It is understood and agreed that M. Erwin is to be fully protected in her rights under the lease for part of the floor space on said first floor of said building in the rear thereof, a copy of which lease is hereto attached, and it is agreed that the consideration of \$125.00 per month which M. Erwin, under the terms of her lease agreed to pay the Lessor, shall be paid the Lessee herein on and after August 1st, 1919.

3. It is further understood and agreed by the parties to this lease, that the area-way leading from the alley in the rear of the Perkins Building, is to be kept open for the storerooms now occupied by C.D. Stradley & Company and the Johnson Company Stores; and the gate protection shall be kept closed each and every night for the protection of said building and the occupants thereof; and that the improvements heretofore made by said C.D. Stradley & Company between said two store rooms shall remain and continue to be part of the space leased by said C.D. Stradley & Company and the future tenants of the store room now occupied by said Stradley & Company.

Any and all improvements made in and to the premises hereby leased shall be made only with the knowledge and consent of the Lessor, and shall become a part of the realty and vest in the Owner of said building and shall not be removed or changed by the Lessee at any time.

4. It is further understood and agreed that the Lessor shall have the right at any time hereafter to construct a staircase in the rear end of the building herein leased, leading from the Coffee Street side said staircase to be eight feet wide and of such material, workmanship, and design as shall comport with the architecture and material of said building; the lessor is to furnish heat for said building but lights and water are to be furnished for the part of the building hereby leased by the Lessee; and the Lessee shall not have the right to assign or sub-let said premises or any part thereof without the written consent of the Lessor; and if the Lessee shall become insolvent or bankrupt this lease shall immediately cease and determine and same shall not constitute any asset of the bankrupt estate; and upon the termination of this lease by the reason of its own limitations or of failure to pay rent, or bankruptcy, or other act constituting thereof by law, then in such case the Lessor shall have the right to re-enter immediately and take possession of said premises and the destruction of said building by fire, storm or other unavoidable cause shall operate as a discharge of lessor from liability under the terms of this lease.

5. In the event of any loss or damage or injury to any part of said premises, or the fixtures thereof, by or through the neglect or carelessness of the Lessee, his agents or servants, then the said Lessee shall be liable for the same or for such part thereof as shall not be covered and indemnified by the insurance of the Lessor.

And the lessor shall take good care of the premises and return the same in good condition, necessary wear and depreciation by time excepted.

Witness our hands and seals the day and year first above written.

Attest:-

C.W. Lively,  
 W.G. Ramseur.

C.O. Hobbs, (L.S.)  
 Cabaniss, Gardner Co. (L.S.)  
 Per G.B. Cabaniss, (L.S.)

State of South Carolina,  
 County of Greenville.

Personally appeared before me C.W. Lively and made oath that he saw the within named C.O. Hobbs and Cabaniss, Gardner Co. by G.B. Cabaniss sign, seal and as their act and deed deliver the within sub-lease for the uses and purposes therein mentioned and that he with W.G. Ramseur witnessed the execution thereof.

Sworn to before me this 3rd,  
 day of September A.D. 1919.

J.C. McCall (L.S.)

Notary Public for S.C.

C.W. Lively

Recorded September 3rd, 1919.

State of South Carolina,  
 County of Greenville.

Whereas, S.L. McBee is the owner of a certain lot on South Main Street known as lot no. 16 on plat recorded in R.M.C. Office for Greenville County, plat book E., page 146, on which there is now a brick building, and Thomas M. Walker Company is the owner of Lots Nos. 15 and 25 as shown on said plat, adjoining Lot No. 16, which two lots are now vacant:

Now, therefore this agreement witnesseth:

In consideration of the sum of Fifteen hundred (\$1500) Dollars to be paid as hereinafter provided, S.L. McBee does hereby grant unto Thomas M. Walker Company, its successors and assigns, the right to tie on to the wall of the building now on lot No. 16, and the said Thomas M. Walker Company does hereby covenant for itself, its successors and assigns that should a building be constructed on lots Nos. 15 and 25 or either of them, such building shall join or tie on to said wall on lot No. 16, and that immediately upon the beginning of a building on Lots 15 or 25 or either of them the sum of Fifteen Hundred (\$1500) Dollars in cash shall be paid to the said S.L. McBee.

In witness whereof S.L. McBee has hereunto set his hand and seal and Thomas M. Walker Company has caused this instrument to be signed by its duly authorized officers and sealed with its corporate seal this 27th, day of August 1919.

In the presence of:

S.L. McBee, (L.S.)

C.C. Good,

Thomas M. Walker  
 By Thos.M. Walker, Pres.  
 M.E. Mitchell, Sec.

W.A. Wallace.



State of South Carolina,

County of Greenville.

Personally appeared before me C.C. Good and made oath that he saw S.L. McBee, sign, seal and deliver the within instrument, and also Thos. M. Walker, Pres. and M.E. Mitchell, Secty. of the Thomas M. Walker Company a corporation sign, seal with its corporate seal and as the act and deed of the corporation deliver the within written agreement, and that he with W.A. Wallace witnessed the due execution thereof.

Sworn to before me this 27th,

C.C. Good.

day of August, 1919.

W.A. Wallace (L.S.)

Notary Public for S.C.

Recorded September 3rd, 1919.