

This Agreement, made this 14th day of August, 1921, between C. F. Dill of the City of Greenville, State of South Carolina hereinafter called "Landlord"; and Leo Wetzler trading as the American Woolen Mills Company of the City of Baltimore, State of Maryland, whose address is 327 West Baltimore Street hereinafter called "Tenant". Witnesseth; That the said Landlord has agreed to let and lease and does hereby let and lease unto the Tenant, and the Tenant has agreed to take and does hereby lease from the Landlord certain premises situate at 118 North Main Street, in the City of Greenville, State of S.C. and described more fully as being a store-room, cellar and second floor. Frontage on street between walls about twenty feet (20'). Lot size twenty (20') feet by one hundred sixty (160') feet. Depth of building about one hundred sixty (160') feet, for the term commencing on the first day of November, 1922 and ending on the first day of November, 1927, at six o'clock in the afternoon of that day, at the yearly rent of three thousand (\$3000.00) Dollars to be paid in equal monthly payments in advance, on the first day of each month, during the term hereby demised, and to be deposited in the Peoples National Bank, in the City of Greenville, in the State of South Carolina, to the credit of Landlord.

The Conditions and Covenants of this Lease are as follows:

1. The Tenant will pay the rent as aforesaid and the same shall fall due, and payment by check shall constitute legal tender.

The store to be used for the sale of clothing except as hereinafter provided.

2. The Tenant will pay as additional rent on demand from the Landlord or his agent all charges which may be assessed or imposed in respect to the use of water in or about the same said demised premises when the same be indicated by meter or meters installed on said premises by the Landlord at his expense.

3. The Tenant will keep said demised premises and appurtenances in a good state of repair, (except the roof of the building) at his own cost and expense, and at the end or other expiration of the term will quit and deliver up the demised premises in as good

order and condition as they now are, (natural wear, decay and unavoidable accidents excepted.) All furniture and trade fixtures shall remain the property of the Tenant.

4. The Landlord covenants and agrees that actual possession of the demised premises will be delivered to the Tenant upon the commencement of the term of this lease, free from all tenancies and occupancies, and free from all orders and notices of violation of all Departments and Bureaus having jurisdiction over the premises.

5. The Tenant will make no alterations, structural or otherwise, to the building or premises without the Landlord's written consent, except as provided for in paragraph six hereafter.

6. That during the term the said premises shall not be overloaded, damaged or defaced, and no trade or occupation shall be carried on upon said premises or any use made thereof which shall be unlawful, improper or contrary to any law of the State or ordinance or by-law of the City for the time being in force or injurious to any person or property, and no act or thing shall be knowingly persisted in upon the said premises which will make void or voidable any insurance on the said premises or building against fire, and the Tenant shall have the right to make alterations, changes and improvements to and remodel the premises, inside and outside, at their own expense, provided that the work thereof shall be done in conformity with the building laws of the City, County and State, but no addition or alteration to or upon the said premises shall be made which will endanger the safety of the building, and the Landlord covenants and agrees upon demand at any time after the execution of this lease to properly execute or cause to be properly executed, and deliver to the Tenant all applications, consents and other instruments which may be necessary or required by any and all public or quasi-public authorities or individual permitting and authorizing such alterations, changes, improvements and remodeling.

7. The Tenant will not assign this lease without the written consent of the Landlord, nor let, nor underlet