

State of South Carolina,
County of Greenville.

This Agreement made and entered into this 28th, day of December, 1922, by and between D.L. Norris of the City of Greenville, South Carolina, hereinafter referred to as the Lessor, and J.W. Pittman, of the City of Greenville, South Carolina, hereinafter referred to as the Lessee, Witnesseth:

In consideration of the rental hereinafter reserved the Lessor does hereby lease and demise unto the Lessee, all that certain store-room situate on the East side of and known as #207 South Main Street, having a width of approximately 22 feet and depth of 100 feet, being the premises formerly occupied by "Furray's", including the second story over said store room, and Basement.

To have and to hold the said premises unto the said Lessee, for and during the full term of Four (4) years beginning January 1st, 1924, and ending December 31st, 1927, reserving and paying unto the Lessor for and during the said term the rental hereinafter provided.

And the Lessee does hereby agree to rent and does rent the said premises and does agree to pay therefor to the Lessor for and during the term of one year beginning January 1, 1924 and ending December 31st, 1924, a rental of Two hundred and fifty (\$250.00) Dollars per month, said rental to be paid on the last day of each month during said year, and for and during the term of January 1st, 1925 through December 31st, 1927, a rental of Three hundred (\$300.00) Dollars per month, said rental to be paid on the last day of each month during the said term.

Should any installment of rent be more than thirty (30) days in arrears, the Lessor may at his option either declare the full amount of the rent for the entire term immediately due and payable and proceed to collect the same by legal process or may declare this lease terminated and take immediate possession of the premises, collecting the rent up to the re-delivery of such premises.

It is understood and agreed that the Lessor will make all ordinary repairs which may become necessary, but that any extraordinary repairs, alterations or improvements, if made, shall be at the expense of the Lessee. Any such extraordinary repairs, alterations or improvements shall be made in the premises only with the written consent of the Lessor.

Any improvements or additions so made by the Lessee shall become the property of the Lessor at the expiration of this Lease. In the event that this building should at any time without fault of the Lessee be destroyed or so damaged by fire as to be unfit for use or occupation, the rental herein reserved, or a fair and just portion thereof, shall be suspended and cease to be payable until said building shall have been re-instated or made fit for occupation. The Lessee does hereby covenant that he will not carry on or permit to be carried on upon said premises, or suffer to be done, anything which may render an increase or extra premium payable for the insurance of the said building against fire, or which may make void or voidable any policy for such insurance; that he will not sub-rent said premises nor any part thereof, nor assign this lease without the written consent of the Lessor, and that at the expiration or sooner termination of this lease, he will deliver up to the Lessor peaceable possession of said premises in as good condition as they now are, reasonable wear and tear alone excepted.

It is further understood and agreed that the Lessee shall fully assume all liability and be alone responsible for and liable for all damages for personal injuries or otherwise that may occur in, on or about the said premises, in, on or about the elevator of said building, or in and from any other way or cause on or about the said premises and elevator.

Should the Lessee at any time during the term of this lease become insolvent or file a Petition -

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in Bankruptcy or should a Petition in Bankruptcy be filed against him, or should the Lessee violate any of the covenants of this lease, the Lessor may at his option declare this lease terminated and it shall thereupon become null and void, and the Lessor shall have the right to take possession of the said premises upon thirty (30) days notice.

In witness whereof, the parties to this lease have hereunto set their hands and seals this the day and year first above written.

In the presence of:

M.H. Townsend,

E.F. Fielder,
As to Lessor.

E.F. Fielder,

R.H. Earle,
As to Lessee.

D.L. Norris (L.S.)

Lessor.

J.W. Pittman (L.S.)

Lessee.

State of South Carolina,
County of Greenville.

Personally appeared before me M.H. Townsend who being duly sworn says that he saw D.L. Norris, as Lessor sign, seal and as his act and deed deliver the within written Agreement, and that he with E.F. Fielder witnessed the execution thereof.

Sworn to before me this

17th, day of January 1923.

M.H. Townsend

C.C. Jones
Notary Public for South Carolina.

State of South Carolina,
County of Greenville.

Personally appeared before me R.H. Earle who being duly sworn says: That he saw J.W. Pittman as Lessee, sign, seal and as his act and deed deliver the within written Agreement and that he with E.F. Fielder witnessed the execution thereof.

Sworn to before me this 17th,

day of January 1923.

R.H. Earle

C.C. Jones
Notary Public for South Carolina.

Recorded January 17th, 1923.

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