

State of South Carolina,
County of Greenville.

This Indenture made this the 31st, day of July, 1923, by and between Clinton J. Morgan and Jas. - H. Morgan, Jr., of the first part, and hereinafter designated Lessors, and Jas. Theodore and William Theodore, of the second part, hereinafter designated the Lessees:

W-I-T-N-E-S-S-E-T-H:

That the Lessors have hereby let and rented to the Lessees and the Lessees have hereby hired and taken from the Lessors a certain store room in the building of the Lessors, said Building being situated at the corner of West Washington and Laurens Streets; said store room being between the store room occupied by the Western Union Telegraph Company and the J.A. Bull Stores Company, being the same store room now occupied by Jas. Theodore and William Theodore and covered by lease dated April 22, 1919, said lease being signed by C.J. and Jas.H. Morgan, Jr., and Jas. Theodore and Mike Levantis, together with space in the basement of approximately 19- $\frac{1}{2}$ X 30 feet, the location of said space to be determined by the Lessors.

To have and to hold said premises for a term of five years beginning the first day of October, 1925, and expiring the last day of September, 1930. For the use and occupancy of the above described property, the Lessees agree to pay, and the Lessors agree to accept the following rental: One hundred (\$100) Dollars per month for the year October 1, 1925 to September 30, 1926; One hundred thirty (\$130) Dollars per month for the year October 1, 1926 to September 30, 1927; One hundred fifty (\$150) Dollars per month for the years October 1, 1928 to September 30, 1930, to be paid on the last day of each and every consecutive month during the period aforesaid.

It is further agreed that in case the Lessors do not lease the store room occupied by the Western Union Telegraph Company to the Western Union Telegram Company at the expiration of their present lease; namely, September 30, 1925, that the Lessees are to rent the store room occupied by the Western Union Telegraph Company and for the use and occupancy of said store room together with store room now occupied by James Theodore and William Theodore and space in basement approximately 19- $\frac{1}{2}$ X 30 feet; location of said space to be determined by the Lessors, the Lessees agree to pay and the Lessors agree to accept the following rental: Two hundred fifty (\$250) Dollars per month for the year October 1, 1925 to September 30, 1926; Two hundred seventy-five (\$275) Dollars per month for the year October 1, 1926 to September 30, 1927; Three hundred (\$300) Dollars per month for the year October 1, 1927 to September 30, 1928; Three hundred fifty (\$350) Dollars per month for the year October 1, 1928 to September 30, 1930, to be paid on the last day of each and every consecutive month during the period aforesaid. Whether or not the Lessees are to occupy the space now occupied by the Western Union Telegraph Company, is to be determined absolutely by the Lessors; and the Lessors agree to notify the Lessee in writing on or before October 1, 1925, whether or not they are to rent the store room now occupied by the Western Union Telegraph Company.

The Lessors agree to pay for the heating of either above store rooms during the months that heat may be needed and endeavor to employ some one to operate the boiler in order to furnish heat.

The Lessees agree to make good all breakage of glass and other damages resulting to said premises not due to ordinary wear and tear, arising from a reasonable use thereof nor injury by the elements. All repairs, alterations and changes of any kind to the above store room, including water works, furnace pipes, radiators, etc. located in said store room and incident to said store room, are to be paid for by the Lessees. The Lessees agree to keep the said store room in a state of repair that is satisfactory to the Lessors.

(Over)