

State of South Carolina,

County of Greenville

This Agreement made and entered into this 24th, day of June, 1924, by and between D.L. Norris of the City of Greenville, S.C., hereinafter referred to as the Lessor, and Leo Wetzler, trading as American Woolen Mills Company of Baltimore, Maryland, hereinafter referred to as Lessee,

Witnesseth:

In consideration of the rental hereinafter reserved the Lessor does hereby lease and demise unto the Lessee, all that certain storeroom situate on the East side of South Main Street in the City of Greenville, County and State aforesaid, known and designated as No. 205 South Main Street, having a width of approximately 22 feet and depth of 100 feet, being the premises now occupied by the Lessee, including the basement under and the second story over said storeroom.

To have and to hold the said premises unto the said Lessee for and during the full term of five (5) years beginning March 1st, 1926 and ending February 28th, 1931, reserving and paying unto the Lessor for and during the said term the rental hereinafter provided.

And the Lessee does hereby agree to rent said premises and to pay therefor to the Lessor for and during the full five (5) years of said term, a rental of Three hundred and twenty-five (\$325.00) Dollars per month, to be paid on the last day of each and every month for and during the full term of said lease.

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 said premises.

It is understood and agreed that the Lessor will make all ordinary repairs which may become necessary but that any and all 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. It being specially agreed and made a part of this lease, that the Lessee shall change the front of this storeroom by taking out the present front and putting in a new front, or by making such alterations and or improvements as the Lessee may desire in accordance with plans, specifications and blue-prints submitted to and approved by the Lessor. All cost and expense of this improvement and any and all other extraordinary repairs, alterations and improvements to be at the cost and expense of the Lessee. Any and all 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 the 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 proportion 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 increased 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: It is agreed by the Lessor that the Lessee shall have the privilege of

(Over)