

State of South Carolina
County of Greenville

This agreement made and entered into by and between W. C. Gibson, as agent of the Cauble Estate, hereinafter called the Lessor, and C. Zaglin, hereinafter called the Lessee, with intent:

That the Lessor has granted and leased and by these presents does grant and lease unto the said Lessee store rooms nos. 11 and 13 on West Coffee Street in the City of Greenville, S. C., which include the first and second stories of said buildings, with all the appurtenances thereto belonging.

To have and to hold said premises unto the said Lessee, his heirs and assigns, for the term of years commencing as soon as Elyatt Aiken, Trustee for the bankrupt estate of J. A. Shoman, vacates store room No. 9 on Coffee Street, and ending on the 31st day of December, 1928, and the Lessee herein, for the use and occupancy of said premises, hereby agrees to pay to the Lessor as rent therefor the sum of Two hundred, seventy five (\$275.00) Dollars per month for the year 1926 and three hundred twenty five (\$325.00) Dollars per month for the years 1927 and 1928, said monthly payments to be made in advance on the first day of each month during the continuance of this lease.

It is understood and agreed that the Lessee is to remodel and put in a new front in said store room and is also to put in a new front in store room No. 9, which is to be occupied by Charlie Peterson, and the Lessee is also to build a partition wall between store rooms nos. 9 and 11, and all repairs and improvements or alterations made upon said premises are to be done at the expense of the Lessee, and the Lessee shall make good all breakage of glass and all other injury to the property during his tenancy excepting such as may be produced by natural decay and unavoidable accidents, and in case the building is destroyed by fire or other casualty this agreement shall then terminate.

It is further understood and agreed that the Lessee is to be responsible for all damages which the Lessor may sustain, either to the property or any other damage whatsoever in making the alterations and improvements on said buildings.

It is further understood and agreed that no advertising matter of any kind is to be placed on the outside of the building.

It is further stipulated and agreed by the parties to these presents that if one month's rent shall at any time be in arrears and unpaid, the Lessor shall have the option to annul and terminate this lease, and it shall be lawful for him to re-enter and forthwith repossess all and singular the above recited and leased premises.

And it is further understood and agreed that the Lessee shall not have the right to assign this lease, sub-let or release said premises, without the written consent of the Lessor, and in case the Lessee becomes insolvent or bankruptcy proceedings commenced against him, or a receiver appointed for the Lessee, then this lease is to become null and void at the option of the Lessor.

That at the expiration of this lease, the said Lessee shall quit and surrender the premises hereby demised in as good condition as reasonable use and wear will permit, damage by the elements and destruction of the building or any part thereof excepted, and the Lessor covenants and agrees that the Lessee, upon paying the rent as aforesaid, and performing all the covenants aforesaid shall and may peaceably hold and enjoy the demised premises for the time aforesaid. In witness whereof, said parties have hereunto set their hands and seals in duplicate, this 15th day of January, 1926. The words "in advance" inserted before signing.

In the presence of: W. C. Gibson (Seal)
Lessor Agent
E. Louise Parker C. Zaglin, Lessee (Seal)

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Personally appeared before me E. Louise Parker and made oath that she saw W. C. Gibson as Agent and C. Zaglin, sign seal and deliver the foregoing written instrument for the purposes therein mentioned, and that she with Oscar Hodges witnessed the execution thereof.

Sworn to before me this 15th day of January, 1926
Oscar Hodges (Seal)
Notary Public for S. C.