

State of South Carolina,  
County of Greenville.

Agreement and Lease.

This agreement made this the 16 day of March 1931, by and between Nathan Fleishman and Phillip Klyne, operating and trading as the Greenville Salvage Company, of Greenville, State of South Carolina, of the first part and Economy Apparel Corporation, a North Carolina Corporation of the second part:

Witnesseth:

That whereas, the said Nathan Fleishman and Phillip Klyne trading as the Greenville Salvage Company, with a place of business on S. Main Street, in the City of Greenville, South Carolina, are engaged in the sale of merchandise and ready to wear apparel and have a department in the place of business of the said Greenville Salvage Company for the sale of ready to wear ladies and children dresses, and

Whereas, the said Nathan Fleishman and Phillip Klyne in the place of business of the Greenville Salvage Company have ample floor space and window display space sufficient for a department of ready to wear dresses, and desire to lease the space herein after described to the Economy Apparel Corporation, and

Whereas, the Economy Apparel Corporation desires to lease take over and operate a part of the floor space of the Greenville Salvage Company for the conduct of a ready to wear department and to trade or sell and advertise under the name of the Greenville Salvage Company and to allow the said Greenville Salvage Company a ten per cent commission on the gross sales made in the department so leased and operated.

Now therefore, in consideration of the above and for the further consideration of the sum of one dollar paid to said Nathan Fleishman and Phillip Klyne, the receipt of which is hereby acknowledged, the said Nathan Fleishman and Phillip Klyne do hereby demise and lease to the said Economy Apparel Corporation, and its successors and assigns the following described space in the place of business of the Greenville Salvage Company located at #448 S. Main Street, Greenville, S. C., to wit: on the first floor and in the ready to wear department of said business, to wit, on the right side of first floor as entering from South Main Street, said space to be at least 8 feet wide and 20 feet long, sufficient to adequately display 4 round revolving racks made for the display of women's dresses.

To have and to hold the same to the said lessees, with all privileges and appurtenances thereunto appertaining, for the period of one year, with the privilege of renewal for four more years, upon the following terms.

The rental for said space shall be 10 per cent of the gross sales made by the Economy Apparel Corporation in the department or space leased, the same to be determined upon a monthly computation of the sales, the rent to be paid in monthly installments on the first of each month after the business of the preceding month has been determined.

And the lessor agree that ample window space sufficient to exhibit the merchandise of the Economy Apparel Corporation will be set aside of the use of the said corporation and its agents; that the merchandise may be sold in the store of the lessors and under the name of the Greenville Salvage Company.

And the said Nathan Fleishman and Phillip Klyne agree and it is understood by all parties hereto that the title to the merchandise of the Economy Apparel Corporation is always to be vested in, and the property of the Economy Apparel Corporation, the Economy Apparel Corporation only leasing the space in the Greenville Salvage Company.

The parties of the first part and of the second part hereby agree that upon the expiration of this lease or upon 30 days notice by either party that same may be cancelled.

The lessors agree that the lessee shall enjoy the said premises free from the adverse claim of any person. And the lessee agrees to make no unlawful or offensive use of the said premises:

In witness whereof the said parties have hereunto set their hands and affixed their seals. This March 16, 1931.

H. F. Irby.

Mrs. C. E. Bannister.

Philip Klyne, (SEAL)

Nathan Fleishman (SEAL)

Economy Apparel Corporation.

BY: Sal Schanfeldt.