

State of South Carolina,
County of Greenville.

This Agreement made and entered into between W. D. Parrish and T. C. Gower, Lessors,
and Smith & Ashmore, Inc., Lessee,

W I T N E S S E T H.

THAT the Lessors do hereby demise and lease unto the Lessee the land, storeroom, basement and upstairs on the West side of North Main Street, known as No. 209, North Main Street, in the plan of the City of Greenville. Lease to begin February 1, 1931, and to end January 31, 1933, rentals payable as follows:-

From February 1, 1931, through and including July 31, 1931, the rental shall be Seventy five (\$75.00) Dollars per month, payable on the first day of each calendar month;

From August 1, 1931, through and including January 31, 1932, the rental shall be Two Hundred Twenty five (\$225.00) Dollars per month, payable on the first day of each calendar month;

From February 1, 1932, through and including January 31, 1933, the rental shall be Two Hundred Fifty (\$250.00) Dollars per month, payable on the first day of each calendar month.

And the Lessee hereby covenants with the Lessors:-

- (1) to pay the rental in the manner and at the time aforesaid.
- (2) To take good care of the leased premises, and at the expiration of this lease to deliver up the premises in as good condition as at the commencement of this lease, reasonable wear and tear excepted.
- (3) To permit the Lessors and their agents to enter at all reasonable times to view the condition of said premises, and to make any repairs that may be determined upon.
- (4) Not to suffer or commit any waste or alteration in the premises without the written consent of the Lessors being first had.
- (5) The Lessee can assign or transfer this lease or sublet the premises to desirable parties, with the written consent of the Lessors.
- (6) In case the building on said premises, or any part thereof, shall be destroyed or damaged by fire or other unavoidable casualty, so as to unfit them for use, then said rent, or a proportionate part thereof, shall be abated until said premises shall have been put in proper repair by the Lessors, or this lease may, at the option of the Lessors, be terminated. However, should there be a total destruction of the stock of the Lessee, then and in such event, either the Lessors or the Lessee shall have the right and privilege to terminate this lease forthwith.
- (7) The said building shall be used for dry goods, millinery, and general clothing store purposes, and for no other purpose, and the Lessee agrees that the premises shall not be used for illegal or improper purposes, and that no nuisance shall be committed thereon.
- (8) If there shall be a failure to pay any installment of the rents herein stipulated, or any part of any installment of such rent, for a period of thirty (30) days after the maturity thereof, or if there shall be any breach made or suffered by the Lessee, his executors, administrators or assigns, of other covenants or agreements herein, then in either of such cases, the Lessors may re-enter upon said premises and terminate this lease, and the Lessee agrees thereupon to surrender possession of the premises and to pay all rents up to the time of his ejection.
- (9) The Lessors agree to expend the sum of Two Hundred and Ninety dollars (\$290.00) Dollars on repairs on the leased premises.
- (10) The Lessee is hereby granted the privilege to remove all fixtures belonging to him at the expiration of this lease, and he hereby agrees to pay the Lessors for any damage done to the Lessors' property, by such removal.
- (11) The store building located at No. 209, North Main Street covers a ground space of 20 by 150 feet.

(OVER)