

State of South Carolina
County of Greenville

Know all men

That the undersigned, William H. Houston, Paul H. Houston, Alex. G. Thurman, Jr. and B. O. Woodward, all of Greenville, S.C. hereinafter called the lessors of the First Part, and the Rayless Chain Store, Inc., a corporation existing under the laws of the State of New York, with its principal office at 113 Broadway in the City, County and State of New York, hereinafter called Lessee, the Party of the Second Part,

Witneseth:

That the lessors, William H. Houston and Paul H. Houston, do hereby demise and lease to the Lessee, and the Lessee hereby takes and acquires those certain premises consisting of a lot fronting on South Main Street, approximately 25 feet, with a depth of 137 feet, more or less, and the building and basement thereon situated, located in the City of Greenville, County of Greenville, State of South Carolina, known as 22 South Main Street, and the lessors, Alex. G. Thurman, Jr. and B. O. Woodward, do hereby demise and lease to the Lessee and the Lessee hereby takes and acquires those certain premises in the City of Greenville, S.C. consisting of a ten foot wide frontage on South Main Street of approximately 7 feet single, and having a frontage on Laurens Street of 74 feet 3 inches, with a depth from Main Street of 37 feet and a depth from Laurens Street of 105 feet 6 inches, and the buildings with appurtenances situated in the City of Greenville, County of Greenville, State of South Carolina, known as 24 South Main Street, and nos 21 and 23 Laurens Street, together with all appurtenances and the sole uninterrupted occupation thereof for the term of fifteen (15) years, to commencing on the first day of June, 1929, and to end on the 31st day of May, 1944.

That the lessors do hereby hold the aforesaid premises unto the Rayless Chain Store, Inc., its successors and assigns, for the said period of fifteen (15) years, upon the following long term and conditions:

1. The Lessee shall pay to the Lessors, in and for the rental of these premises, fifty (\$50.00) Dollars per month to be paid monthly in advance on the first day of each and every month during the continuance of this lease, provided the gross sales of the business conducted thereon shall exceed Ninety-one Thousand, five hundred and twenty (\$91,425.00) Dollars per annum. When the gross sales made by the Lessee upon the premises during any one year in each and all years of the term hereof exceed the sum of Two Hundred Ninety-One Thousand Four Hundred Twenty-Eight (\$291,428.00) Dollars per annum, then, and in that event, the Lessee will pay Lessee, in addition to the Nine Thousand (\$9,000.00) Dollars minimum yearly rental a sum equal to three and one-half (3 1/2%) percent of the gross sales made on the premises in excess of the sum of Two Hundred Ninety-one Thousand Four Hundred Twenty-Eight (\$291,428.) Dollars. The Lessee further covenants and agrees that it will pay to the Lessors in monthly installments, to be paid with the minimum rental hereinbefore referred to, eight (8%) percent interest on fifteen thousand and 00/100 Dollars, that being the amount of repairs agreed upon as hereinafter stipulated.

It is understood and agreed that the Lessee shall mail to Alex. G. Thurman, Jr. on order at Greenville, S.C. a monthly report showing the gross sales from the demised premises, and that at the end of each and