

The State of South Carolina,  
County of Greenville.

This indenture made this 20th day of June, 1933, by and between W. F. Bull, George F. Bull and J. A. Bull, parties of the first part, hereinafter designated as the Lessors, and Wohl Shoe Company, a corp., party of the second part, hereinafter designated as the Lessee, witnesseth:

That the Lessors have leased and by these presents do demise and lease unto the said Lessee all that store building, including basement and excluding upstairs, located on the Southwest corner of North Main and West North Streets, having a frontage of 14 feet on North Main Street and a depth of 78 feet on West North Street, in the city of Greenville, County and State aforesaid.

To Have and to hold the aforesaid premises unto the Lessee for the term of three years, to begin on the 1st day of July, 1933, and to terminate on the 30th day of June, 1936, and the Lessee in consideration of said demise, covenants and agrees as follows:

FIRST: To pay as rent for said demised premises the sum of Two Hundred (\$200.00) Dollars per month for each and every month of the first and second years beginning on the 1st day of July, 1933, and terminating on the 30th day of June, 1935, and Two Hundred Fifty (\$250.00) Dollars per month for each and every month of the third year beginning on the 1st day of July, 1935, and terminating on the 30th day of June, 1936, which monthly installments shall be payable in advance on or before the 10th day of each and every month of the term of the demise.

SECOND: That it is understood and agreed that if any rent shall be due and unpaid for a period of thirty days, or, if default should be made in any of the covenants herein contained by the Lessee, then it shall be lawful for the Lessors, at their election, to declare the said term ended and reenter the said premises and to again have and enjoy the same.

THIRD: That the Lessee is to furnish its own heat, as well as water and lights, and is to make all interior repairs and decorations.

FOURTH: That at the expiration of the said term, the Lessee will quit and surrender the premises herein demised in as good condition as when received, reasonable wear and tear and damage by fire and other elements, or other causes beyond its control, excepted; and will comply with all lawful requirements of the municipal authorities respecting police, health and fire regulations.

That in consideration of the covenants to be kept and performed by the Lessee herein, the Lessors covenant and agree as follows:

FIRST: That they are, at the time of the execution of these presents, the sole owners of the premises herein demised and that they have the full right to lease the same for the term herein specified.

SECOND: That the Lessors will keep in repair the roof and outside of said building and if the premises be damaged by fire or other casualty, they will be promptly repaired by the Lessors and an abatement shall be made from the rent corresponding with the time during which, or to the extent which, the premises may not be used by the Lessee on account of fire and repair of same. In the event of total destruction of the premises by fire or other casualty, the lease shall come to an end and the Lessee shall be liable for rent only up to the time of such destruction.

THIRD: Any fixtures which may be placed in or upon the premises hereby demised by the Lessee are to remain its property and it is to have the right to remove the same upon vacating the premises.

In witness whereof the parties to these presents have hereunto set their hands and affixed their seals this the 20th day of June, 1933.

In the presence of:  
W. A. Bull  
Frances Raines.

W. F. Bull (L. S.)  
G. F. Bull (L. S.)  
J. A. Bull (L. S.)  
Lessors. :

In the presence of:  
J. M. Rubin.  
Fred J. Back.



Wohl Shoe Company,  
BY: David P. Wohl (L. S.)  
President.  
Lessee.