

State of South Carolina,
County of Greenville.

This Indenture, made and concluded at Greenville in the County and State aforesaid, this the 14th day of July, 1937, by and between John M. Mauldin, Agent, the lessor on the first part, and Jay H. Young, the lessee, on the second part.

Witnesseth, that the said Lessor has granted and leased, and by these presents does grant and lease, unto the said lessee, that certain store room in the Mauldin Building in the City of Greenville, State and County aforesaid, formerly occupied by the Worthmore Company, and known as No. 8 S. Main Street, according to the street enumeration of said City of Greenville with all appurtenances thereunto belonging.

To have and to hold, the said premises unto the said lessee and his heirs and administrators for the full term of one (1) year, commencing August 1st, 1937, and ending July 31st, 1938, yielding and paying at the rate of thirty six hundred dollars (\$3,600.00) per year, payable in equal monthly installments, beginning August 1st, 1937 and on the first day of each succeeding month thereafter during the continuance of this lease.

And the said lessee, for and in consideration of the above letten premises, does covenant and agree to pay to the said lessor the above stipulated rent in the manner herein required. And it is further agreed, that unless one months notice, in writing, be given, previous to the expiration of the period herein specified by the lessor to the lessee, of his desire to have possession of the premises, or to change the condition of the lease after such expiration; or the life notice be given by the lessee to the lessor of its intention to vacate the premises after such expiration; then it is hereby agreed that this lease will be considered as extending and binding in all its provisions for one year after such expiration; and so to continue from year to year, until such notice be given by either party, previous to the expiration of such extended term.

But the destruction of the premises by fire, or by any other casualty, shall terminate this agreement, and it is mutually understood that the lessee shall make no repairs at the expense of the lessor, and any alterations or improvements desired by the lessee at its own cost, must be done under the written sanction of the lessor, and all such alterations or improvements shall be surrendered to the lessor on the lessees removal. The lessee shall make good all breakage of glass and all other injuries done to the premises during its tenancy, excepting such as are produced by natural decay and unavoidable accidents.

And it is further stipulated and understood, by the parties to these presents, that if one months rent shall at any time be in arrear and unpaid the lessor shall have the right to annul and terminate this lease, and it shall be lawful for him to re-enter and forthwith re-possess all and singular the above granted and leased premises, and he shall have the right to re-lease the said premises for the account of the lessee.

And it is further stipulated and understood, by the parties to these presents, that the lessee shall not have the right to sublet, or release the said building, or assign this lease without the written consent of the lessor.

It is further stipulated and agreed by and between the parties to this agreement, that at the termination of this lease, the lessee shall have the right to re-lease the said premises at such terms and for such time, as may be agreed upon by said parties.

In witness whereof, the parties to this agreement have hereunto set their hands and seals, in duplicate, on the day and year first above written.

Signed, sealed and delivered

in the presence of:

Oscar K. Mauldin
Effie C. Berry

J. M. Mauldin, Agent, (L. S.)
Lessor
Jay H. Young.

State of South Carolina,
County of Greenville.

Personally appeared before me Effie C. Berry who upon being first duly sworn says that she saw the within named John M. Mauldin, Agent, as Lessor and Jay H. Young, as lessee, sign, seal and as their act and deed deliver the within written instrument for the uses and purposes therein mentioned, and that she with Oscar K. Mauldin witnessed the execution thereof.

Sworn to and subscribed before me

Effie C. Berry

this the 15th day of July, 1937

Imogene Roe (SEAL)

Notary Public for S. C.

S. C. Stamps \$1.44

Recorded this the 14th day of February, 1938 at 1:35 P. M. #1895/ BY:E.G.