

STATE OF SOUTH CAROLINA.

COUNTY OF GREENVILLE.

THIS AGREEMENT, made and entered into this 7th day of May, 1946, by and between NORRIS BROTHERS, of the City of Greenville, S. C., hereinafter referred to as Lessor, and S. R. Wiggin doing business as WIGGIN FURNITURE COMPANY, hereinafter referred to as Lessee, WITNESSETH;-

1. In consideration of the rental hereinafter reserved, the Lessor does hereby lease and demise unto the Lessees, all that certain store room property in the City of Greenville, County and State aforesaid, on East McBee Avenue, known and designated as No. 30 and formerly occupied by Mather Furniture Co.

2. To have and to hold the said premises unto the said Lessee for and during the full term of five (5) years, beginning June 1, 1946, provided, however, the landlord is above to deliver possession on June 1, 1946; otherwise the delivery of this lease is to commence when possession can be given, and ending May 31, 1951, or five years from date of delivery of said lease, reserving and paying unto the Lessor for and during the said term the rental hereinafter provided. And the said Lessee does hereby agree to rent said premises and to pay therefor to the Lessor one hundred and fifty dollars (\$150) per month, to be paid monthly on or before the last day of each and every month, for and during the full five year term of the said lease.

3. Should any installment of rent be more than thirty (30) days in arrears, the Lessor may at his option either declare the full amount of the rent for the entire term immediately due and payable and proceed to collect the same by legal process or may declare this lease terminated and take immediate possession of the premises, collecting the rent up to the re-delivery of the premises.

4. It is understood and agreed that the Lessor will make all ordinary repairs, which may become necessary but any extraordinary repairs, alterations or improvements, if made, shall be at the expense of the Lessee. Any improvements or additions so made by the Lessees shall become the property of the Lessor at the expiration of this lease. In the event that such changes or alterations are made the Lessee must receive the written permission of the Lessor before proceeding with said changes. In the event that the building should at any time, without fault of the Lessee, be destroyed or so damaged by fire as to be unfit for use or occupation, the rental herein reserved, or a fair and just proportion thereof, shall be suspended and cease to be payable until said building shall have been reinstated or made fit for occupation.

5. The Lessees do hereby covenant that they will not carry on or permit to be carried on upon said premises or suffer to be done anything which may render an increased or extra premium for the insurance of the said building against fire, or which may made void or voidable any policy for such insurance; that they will not sub-rent said premises nor any part hereof, nor assign this lease without the written consent of the Lessor, and that at the expiration or sooner termination of this lease, they will deliver up to the Lessor, peaceable possession of said premises in as good conditions as they now are, reasonable wear and tear alone excepted. Any sub-lease or assignment by Lessees made or to be made here under to be in all respects subordinate to this lease, the premises held by such sub-lease, subject to the terms hereof, and the obligation of the sub-tenant thereunder to inure to the benefit of Lessor, as additional security, with the usual rights and liens of the landlord inuring to the benefit of the Lessor herein, but without prejudice of any of his rights against the Lessees.