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THIS AGREEMENT MADE AND entered into this 8th day of March, 1948, by md between T. J. SEYLE, of Greenville, S. C., hereinefter referred to 3s Lessor, and JAMIS A. HARRIS and RALPH PEDEN, of Greenville, S. C., partners truding as Sample Department Store, hereinefter referred to as Lessees.

## WITNESSETH:

In consideration of the payments made and to be made by the Lessees hereinafter provided and of the covenants by the Lessees hereinafter set forth, the Lessor does hereby lease and demise unto the Lessees all that lot of land situate on the North side of Pendleton Street in the town of West Greenville fronting thereon 20 feet and running back to a depth of approximately 118 fe tand being the store outlaing known as No. 9, Penaleton Street in the town of West Greenville, 3. C. together with the buildings and improvements thereon.

TO HAVE AND TO HOLD unto the Lessees for and during the term of seven years, commencing March 8, 1948, and ending March 7, 1955, for the use and purp purpose of operating therein and thereon a department store for the manuling of dry goods, snoes and other merchandise of a similar nature, reserving and paying unto the Lessor the rental hereinafter provided.

The Lessees do hereby covenant and agree to pay to the Lessor a rental of Sixty (\$60.00) Dollars per month throughout the term of this lesse, said rental to be paid monthly in advince beginning March 1948.

It is understold and agreed of the parties hereto that no alterations or changes will be made in said premises by the Lessees so as to impair the structural strength of the building, nor shall any alterations or additions to said building be made without the approval of the Lessor, provided, however, the Lessor does hereby give thethe Lessees the right and privilege at all times during this lease, or any renewal thereof, to install and construct, at their own expense such trade fixtures as may be necessary to the propertion duct possible business, and upon the termination of this lease the right to remove from said premises all such trade fixtures which they may have installed at their expense, provided all rent shich has accrued up to the date of said removal has been paid.

The Lessees agree to pay all water, gas, power, and electric light charges for all water, gas, power, and electric lights used on said premises during their occupancy hereunder, and shall heat the premises at their own expense.

The Lessees do hereby covenant and agree that they will not essign this lease nor suclet the whole of said premises, or any part thereof, without the consent in writing of the Lessor; that they will use said premises for the purpose of conducting therein and thereon a department store for the handling of dry goods, shoes and other merchandise of a similar nature, and for no other purpose, and will not do or permit to be done on said premises anything which may render void or voidable any policy for insurance of said premises against fire, nor which may render any increase or extra premium payable for such insurance; that the Lessees covenant that they will keep the demised premises in good condition, and at the expiration of the term of this lease, they will beliver up said remises in as food condition as they were at the beginning of said terms reasonable wear and tear excepted.

It is further agreed that the besser will, during the term of this lease, pay all taxes on the real estate and improvements located on said property, all premiums of insurance carried on the said improvements, and, at his own cost