

JUL 13 2 30 PM 1950

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

LEASE AGREEMENT

THIS LEASE, Made and entered into this 12th day of July, 1950, between G. L. MUCKENFUSS, hereinafter designated as "Landlord," and William S. Reyner, hereinafter designated as "Tenant,"

W I T N E S S E T H:

That the Landlord has let unto the Tenant, and the Tenant has hired from the Landlord, the premises situate in the City of Greenville, State of South Carolina, known as and described as follows:

Three-story building being approximately 24 feet in width by approximately 125 feet in depth, fronting on North Main Street, in the City of Greenville, State of South Carolina, and being known and designated as No. 20 North Main Street, consisting of storeroom, basement and two upper floors with all and every appurtenances thereunto belonging, and the sole and uninterrupted use and occupation thereof.

TO HAVE AND TO HOLD The same unto the Tenant, his heirs and assigns, for the full term of fifteen (15) years, from the 1st day of August, 1950, to the 31st day of July, 1965, to be used and occupied by the Tenant for the sale and display of Jewelry, Silverware, Luggage and Leather Goods, and in the event Tenant subleases, for the sale and display of Ladies', Men's and Children's Wearing Apparel. Other types of businesses shall require the written consent of the Landlord, said written consent not to be unreasonably withheld by Landlord.

In consideration of the demise and lease of the premises aforesaid by the Landlord, the Tenant agrees to pay to the Landlord as rental for said premises hereinabove described, the sum of Six Thousand (\$6,300.00) Dollars per annum, payable in equal monthly instalments of Five Hundred (\$525.00) Dollars, in advance on the first day of each and every month for the term hereof.

If any rent shall be due and unpaid or if default be made in any of the covenants herein contained and such delinquency or default be not remedied within thirty days after notice by the Landlord to the Tenant, or if the Tenant shall file a petition in bankruptcy, or be adjudicated a bankrupt, or make an assignment for the benefit of creditors, or take advantage of any insolvency act, then, and in that event, it shall be lawful, at the option of the Landlord, for the Landlord to re-enter said demised premises, with or without process of law, and repossess the same, and the Tenant shall vacate the said premises without further notice. Such repossession shall not be held to be a waiver of any other remedy which the Landlord may have for recovery for such breach.

IT IS FURTHER MUTUALLY AGREED AS FOLLOWS:

1. The Tenant agrees to keep the interior of the premises herein demised and the sidewalks abutting the same in a clean, sanitary condition, in conformity with the lawful municipal regulations of the City wherein the said demised premises are located and further agrees to make all repairs and improvements to the roof should it leak, and all interior repairs and improvements, except structural repairs.

2. The Landlord shall make all exterior and interior structural repairs and shall have the right to enter said premises at any and all times during this lease for the purpose of making necessary repairs for the preservation of the building, and also to show the premises to persons wishing to rent or purchase same.

