

State of South Carolina, (Lease 75 6)
County of Greenville.

This agreement made and entered into this the 30th, day of Nov. 1908 by and between J.H. Morgan, party of the first part and hereinafter designated Landlord and the Greenville Clothing and Shoe Company, party of the second part and hereinafter designated as tenant, Witnesseth: That the Landlord has let and rented to the Tenant and it has hired and taken from him the store house known as No. 126 S. Main Street, Greenville, S.C. being situate on the West side of said Main Street, for the term of fourteen months, Beginning the first day of November 1908 and ending December the 31st, 1909 at One hundred dollars per month for each and every month during said period, due and payable on the last day of each month respectively.

It is agreed that if any rent at any time is due and payable and not paid within fifteen days from the time the same becoms due and payable, then it shall be lawful for the Landlord to re-enter said premises and to remove all persons therefrom, the Tenant hereby waiving any and all notice to quit, or notice of intention to re-enter.

It is further agreed that the Tenant shall not sub-let the said premises nor assign this lease without the written consent of the Landlord; that if said premises become so injured or destroyed as to render them unfit for use, and the same be brought about by no fault of either of the parties hereto, their agents, servants and employees, then either of the parties hereto may terminate this lease and all parties thereupon released from any and all obligations hereunder.

The Tenant hereby covenants and agrees to pay the rent above named and at the times stated and to keep and perform all other covenants herein and on the termination of this lease to quit and surrender said premises in as good state and condition as reasonable use thereof will permit; damages by the elements expected; and the Landlord covenants that the Tenant, upon paying said rent at the time stated and performing all other covenants and agreements herein contained, shall and may during the period of this lease, peacefully and quietly hold and enjoy the same.

In witness whereof these articles are signed in duplicate the said Landlord for and on behalf of himself, and the said Greenville Clothing and Shoe Company, a corporation, by its President, G.H. Mahon, and its corporate seal attached, the day and date first above written.

Signed, sealed and delivered in presence of: J.H. Morgan, (Seal)
Robt. Wilson, Greenville Clothing & Shoe Co.,
By. G.H. Mahon, Pt.

The State of South Carolina,
Greenville County.

Personally appeared before me Robert Wilson and made oath that he saw the within named J.H. Morgan & G.H. Mahon, as Prest. of the Greenville Clothing & Shoe Company, sign, seal and as his - act and deed deliver the within written deed, and that he witnessed the execution thereof.

Sworn to before me this 2nd,
day of December 1908, Robt. Wilson

J.R. Martin, (L.S.)

Notary Public S.C.