

State of South Carolina, }
County of Greenville. } Lesse.

This Indenture, made and concluded at Greenville, County and State aforesaid, this 8th, day of July, 1922, by and between W.A. Julin, the Lessor on the first part, and Sorbet and Company, the Lessee on the second part, Witnesseth,

That the said W.A. Julin has granted and leased, and by these presents doth grant and lease, unto the said Sorbet and Company the store-room situated on the west side of the Easley Bridge Road, corner of Georgia Avenue, just beyond the City limits of the City of Greenville, the said store-room adjoining the present residence of said first party, and being twenty (20) feet by thirty-two (32) feet in size; also one warehouse fourteen (14) feet by twenty-four (24) feet on Georgia Avenue, just opposite the store room hereinabove described, with all the appurtenances thereunto belonging:

To have and to hold, the said premises unto the said Sorbet and Company and their Executors, Administrators and Assigns for the full term of one year, commencing on the 8th, day of July 1922, and ending on the 7th, day of July 1923, with the privilege of the same for two years from July 7th, 1923, at the same rental, and upon the same conditions as herein set forth, yielding and paying at the rate of \$6.00 per week, payable on the first day of each week, in advance, beginning July 8th, 1922, and on the first day of each successive week thereafter during the continuance of the lease.

And the said Lessees, for and in consideration of the above letten premises, do covenant and agree to pay to the Lessor, the above stipulated rent, in the manner herein required. And it is further agreed, that unless one month notice, in writing, be given, previous to the expiration of the period herein specified by the Lessor to the Lessees, of his desire to have possession of the premises, or to change the conditions of the Lease after such expiration; or the like notice be given by the Lessees to the Lessor, of their 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 any other casualty, shall terminate this agreement. And it is mutually understood that the Lessees shall make no repairs at the expense of the Lessor, and any alteration or improvements desired by the Lessees at their own cost, must be done under written sanction of the Lessor and all such alterations or improvements shall be surrendered to the Lessor on the Lessees removal.

The Lessees shall make good all breakage of Glass, and all other injuries done to the premises during their 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 month's 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.

In witness whereof, the parties do hereunto set their hands and seals this 8th, day of July 1922.

Signed, sealed and delivered

in the presence of:

Oscar K. Mauldin,

J.L. Love.

W.A. Julin (Seal)

Sorbet & Co.,

By J.W. Baxter (Seal)

State of South Carolina,
County of Greenville.

Personally appeared before me J.L. Love who upon oath says that he saw W.A. Julin & Sorbet & Co., by J.W. Baxter sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned and that he with Oscar K. Mauldin witnessed the same.

Sworn to before me this 8th,
day of July A.D. 1922.

Oscar K. Mauldin (Seal)

Notary for South Carolina -

J.L. Love

Recorded July 20th, 1922.

END OF Doc.