

State of South Carolina,

Greenville County.

This 'Indenture' entered into this the 16th, day of December 1916 between Mary S. Tuttle by William-Goldsmith, Jr., Agent of the first part, hereinafter designated Landlord and U.S. Woolen Mills Company of the second part, hereinafter designated Tenant,

W-i-t-n-e-s-s-e-t-h-

The said Landlord has hereby let and rented to the said Tenant, and he has hired and taken from the said Landlord the store room located on West side Main Street, second door south of Carpenter Bros. Drug Co., Greenville, S.C. including steam heat ~~and~~ tenant to pay all light bills, and water bills for the term of Two years at (\$1400.00) Fourteen Hundred dollars per year, to commence the first day of January 1917, for which they are ~~to~~ to pay the sum of (\$1400.00) Dollars per annum, to be paid one hundred sixteen and 66/100 Dollars per month in advance on the first day of each month. It is further agreed and understood that the room is not to be used for ~~any~~ other than Tailoring ~~and~~ purposes and that no signs shall be tacked or nailed to the outer walls of the building, but if signs are wanted they shall be painted on the windows.

It is further agreed that said premises shall not be sub-let or this lease assigned without the written consent of the Landlord. It is further agreed that if said premises shall be destroyed or so injured as to render them untenable, all parties hereto from the time of such destruction or injury are released from the terms of this lease. It is further agreed that if any rent shall be due and unpaid or if the tenant make default in or violate any of the covenants or agreements, terms or conditions in this lease, that thereupon, or within a reasonable time thereafter, the Landlord may terminate this lease and without suit or process re-enter and re-take possession of said premises and remove all persons therefrom, and the Tenant hereby waives any and all notice from the Landlord of any such intention, or fact of termination, or if no such event occur, will at the end of the said period covered hereby, quit and surrender said premises in as good condition as reasonable use thereof will permit, except as above provided.

Upon the tenant paying the said rent and at the times stated as above provided, the said Landlord hereby covenants that he may have quiet and peaceable possession of said premises.

In Witness Whereof, the parties hereto do bind themselves, their Executors, Administrators, heirs and assigns and set their hands and seals the day and year first above written.

Signed, sealed and delivered

in presence of:

S.C. Baker,

M. Wohlmut.

Witnesses for Mary S. Tuttle,

by Wm. Goldsmith, Agent.

Wade H. Batson,

Z.A. Smith.

Mary S. Tuttle,

By Wm. Goldsmith, Agent.

J. Newman of U.S. Woolen

Mills Co. - - - - - (Seal)

L. Wohlmut, - - - - - (Seal)

State of ~~South Carolina~~ Maryland,

City of Baltimore.

Personally appeared A.M. Lancaster & J.H. Landerman who upon oath says that they saw J. Newman -