

( Power of Attorney )

State of C-a-l-i-f-o-r-n-i-a.

County of Los Angeles.

Know all men by these presents That I, B.M. McGee, of the County and State aforesaid, do hereby make, constitute and appoint Henry P. McGee, of Greenville, S.C. my true and lawful attorney, for me and in my name, place and stead, to ask, demand, sue for and collect, receive and give acquittances for all sums of money, debts and demands whatsoever, which are or shall be due, owing and belonging to me, or detained from me by any person or persons whomsoever; to receive the dividends which are or shall be payable on any stocks standing in my name on the books of any corporation, or to sell, transfer or assign the same for me and in my name and stead, in due form of law; giving my attorney full power to do everything whatsoever requisite and necessary to be done in the premises as fully as I could do if personally present, hereby ratifying and confirming all that my said attorney has done since December 1st, 1907, or shall lawfully do, or cause to be done by virtue hereof.

In witness whereof, I have herewith set my hand and seal this 23rd, day of August, A.D. 1917.

Signed, sealed and delivered

in the presence of:

Frank D. Stevens,

B.M. McGee.

Miss Ruby L. Norton.

State of California,

County of Los Angeles.

Personally appeared before me Frank D. Stevens and made oath that he saw the within named B.M. McGee sign, seal and as his act and deed deliver the above-written Power of Attorney for the purposes and uses therein mentioned, and that he with Ruby L. Norton witnessed the execution of the same.

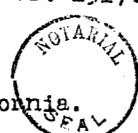
Sworn to and subscribed before me this

23rd, day of August, A.D. 1917.

Samuel Weight (L.S.)

Notary Public - California.

My Commission Expires Feb. 24, 1921.



Recorded August 28th, 1917.

( Lease )

State of South Carolina,

Greenville County.

Agreement made this 2nd, day of June, 1917, between B.E. Geer, Trustee of the first part, hereinafter designated as "Landlord", and George Green, of the second part, hereinafter designated as "Tenant", W-i-t-n-e-s-s-e-t-h-:

The Landlord has leased to the Tenant, who has taken the same, that lot of land on the Northwest corner of Buncombe and Parker Streets covered by the store building and the two-room and shed dwelling attached thereto, in the City of Greenville, South Carolina, for the term of three years beginning June 2nd, 1917, and ending June 2nd, 1920, for the annual rental of two hundred dollars (\$200.00) per year, payable in monthly installments of sixteen and 67/100 (\$16.67) on the 1st, day of each calendar month beginning July 1st, 1917.

The Landlord agrees to keep the building in repair, provided that the Tenant shall make good all damage done by him, his family, his servants or his tenants during the continuance of this lease, or by persons on the premises by his permission, expressed or implied, and at the end of the term the Tenant shall surrender the building in as good condition as when received, reasonable wear and tear and use thereof excepted.

Provided, however, that the Tenant agrees to make at his own expense any inside charges or repairs, also any additions, modifications or repairs to the front of the store building.

In the event of damage to any of the buildings or parts thereof by fire the same shall terminate this lease, unless the loss amounts to less than one hundred dollars, when the same shall be repaired by the Landlord and rent shall be suspended while repairs are in progress and until the Tenant is again put in possession.

At the end of said term of three years this lease shall end without notice. ~~It is understood that the Landlord has only a life estate in the premises and that in the case of his death before the end of the term of this lease, this lease shall also end without notice.~~

The Tenant agrees to pay all water rents and keep all water pipes from freezing and to repair the same in case of breakage or leakage.

The Tenant further agrees that he will not permit any nuisance on the premises and he will keep the same in good condition and will observe all sanitary ordinances. The Tenant also agrees not to make any change or improvements in the premises without the consent of the Landlord in writing.

The Landlord hereby agrees to give to the Tenant suitable means of going in and out of the side and rear of the premises by an alley way which shall be at least four feet wide measuring from the west side of the building and which shall be at all points where there are steps, of a sufficient width to give the Tenant comfortable and reasonable access to the premises.

The Tenant agrees that he will not sublet any part of the premises to any disorderly or dissolute persons. It is understood and agreed that one-half the garden and other parts of the premises, except the ground which is actually covered by the building and the four foot alley way above referred to are hereby expressly reserved to the Landlord and are not rented to the Tenant. The Stables and one-half of the garden may be used by tenant until Landlord desires to build thereon.

In witness whereof the parties have hereunto set their hands and seals in duplicate this the day and year first above written.

(Over)