

It is understood and agreed that lessee is not obligated to pay any income tax, war tax or excess profits tax, levied or to be levied by any government upon the rental payments herein contemplated to be paid.

IV- It is further understood and agreed that in the event any installments of rental, or any taxes assessments or other charges shall not be paid promptly when due, or in the event any of the terms, conditions and stipulations of this lease are not performed by the lessee, and if any such payment shall remain past due and unpaid for thirty days after notice thereof by the lessor to the lessee then lessor shall have the right to cancel and annul this lease and to reenter and take possession of said property, at her option or that of her heirs or assigns, but in any such event this agreement shall be merely cumulative and shall not prevent lessor from taking such other action for the collection of said rentals or charges and any damages for the breach of this contract, as lessor may be legally entitled to take. It is understood and agreed that lessee shall have the right to make such changes, at its own expense as it may desire in said building, provided that no such changes or alterations shall in any wise impair the strength or stability of said building nor shall the stone work or pilasters at the front entrance be changed or removed.

V- It is further understood and agreed that lessor shall deliver said premises to lessee on the first day of January 1924, in as good condition as the same now are, necessary wear and tear alone excepted; provided that should said building or any part thereof before January 1st, 1924, be destroyed or damaged by fire, ~~by fire, or by explosion, or by lightning, or by any other cause, so as to become untenable, then such necessary time as may be required in order to restore or repair said building shall be allowed so as to conform to its condition before loss or damage as near as may be reasonably possible. It is agreed and understood that there shall be no assignment, transfer or subletting of this lease or of said premises without the written consent of lessor first obtained and no such transfer, assignment or subletting shall decrease the obligation of lessee; and if said premises be destroyed or damaged by fire, ~~by fire, or by explosion, or by lightning, or by any other cause,~~ during the term of this lease, then lessor shall as soon as reasonably possible restore said premises to their condition as before the fire and during such period of restoration or repair rents shall be abated, and should the lessee be adjudicated bankrupt, either voluntarily or involuntarily, or should this lease be transferred or assigned by operation of law, then in any such event this lease shall at the option of the lessor become null and void and the lessor may reenter and take possession of said premises. It is further agreed that should any tax, assessment or charge herein agreed to be paid by the lessee be disputed by the lessee, then the lessee shall have the right to contest it. Provided the bonds required by law be given, if any are so required, and the period of default herein referred to shall begin from the date of final judgment on said contest.~~

Lessee shall have peaceful possession for ~~the~~ term of this lease. In testimony whereof the parties hereto have set their hands and seals this July 31, 1919 in the presence of the witnesses below appearing. Erasures & interlineations noted.

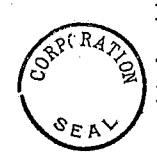
J.Hudson Williams,
J.J. McSwain,

C.E. Freeman,
R.N. Briskman.

State of South Carolina,
County of Greenville.

Personally comes J.Hudson Williams, who upon oath says that he saw the above named Mamie P.Browning,

(next page)



Mamie P. Browning, (Seal)
W.T. Grant Co., (Seal)
By W.T. Grant, Prest.

sign, seal and as her act and deed execute and deliver the above written instrument in the nature of a lease, and that J.J. McSwain with Deponent witnessed the execution thereof.

Sworn to and subscribed before me

this July 31st, 1919.

J.Hudson Williams.

J.J. McSwain (Seal)
Notary Public for South Carolina.

State of New York,

County of N.Y.

Personally comes C.E. Freeman, who upon oath says that he saw the W.T. Grant Company by W.T. Grant as President, sign, seal, execute and deliver the above written instrument in the nature of a lease, and that R.N. Briskman with Deponent witnessed the execution thereof by the said corporation.

Sworn to and subscribed before me this

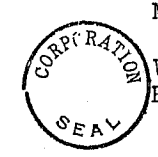
the 30th, day of August, 1919.

----- (Seal)
Notary Public, New York County, No. 191
New York County Register's No. 1154
My Commission Expires Mar. 30, 1921.
Notary Public for the State of N.Y.

Margaret T. Walsh.

It is agreed between Mrs. Mamie P. Browning, as lessor, and the W.T. Grant Co., as lessee, that the lease between the parties hereto dated July 31st, 1919 affecting premises situate at the corner of N.Main Street and Coffee Street, Greenville, South Carolina, be amended as follows:

- 1st.- The lessee shall have the right and privilege to sublease the whole or any portion of the premises leased for reasonable and reputable business purposes, with the understanding, however, that such sublease shall not in any way release the lessee from the payment of rent or other obligations under said lease during the entire period thereof.
 - 2nd.- There shall be added on the last line on Page 3, after the words "before loss or damage as near as may be reasonably possible", the following: "and during such period of restoration the rent hereunder shall be abated".
 - 3rd. - The lessor agrees that when delivery of possession of said premises shall be given to the lessee, namely, January 1st, 1924, that said premises shall in all respects comply with law and the ordinances and requirements of all city and state departments having jurisdiction thereover.
 - 4th. - There shall be added in paragraph "II", page 2, line twenty after the words "natural wear and tear" the following: "And damages by fire or unavoidable casualty".
 - 5th.- There shall be added to paragraph "II", page 2, line six, after the words "or other charges that may" the following: "during the period of this lease".
 - 6th. - There shall be added to said lease the following paragraph: "All trade fixtures installed by the lessee, or its assigns or underlessees, in connection with the business conducted by it or them on said premises, shall remain the property of the lessee, or its assigns or underlessees, as the case may be, and may be, removed by it or them during or at the expiration of this lease, any damage caused by such removal to be repaired by the lessee and the premises left in good condition.
 - 7th. - This amendatory agreement and the original lease shall be binding upon the parties hereto, their heirs, legal representatives, successors and assigns.
- In witness whereof, the parties hereto have hereunto set their hands and seals this 30th day of August 1919, in the presence of the witnesses below appearing.
J.Hudson Williams,
Robin Adair.



C.E. Freeman,
R.N. Briskman.

Mamie P. Browning (Seal)
W.T. Grant Co. (Seal)
By W.T. Grant, Prest.

State of South Carolina,
County of Greenville.

Personally comes J.Hudson Williams who upon oath says that he saw the above named Mamie P.Browning sign, seal and as her act and deed execute and deliver the above written instrument in the nature of a lease, and that he with Robin Adair ~~with Robin Adair~~ witnessed the execution thereof. Sworn to and subscribed before me this August - 1919.
C.H. Stokes,
Notary Public

J.Hudson Williams.

State of New York,
County of N.Y.

Personally comes C.E. Freeman who upon oath says that he saw the W.T. Grant Co., by W.T. Grant, as President sign, seal, execute and deliver the above written instrument in the nature of a lease, and that R.N. Briskman with Deponent witnessed the execution thereof, by the said corporation. Sworn to and subscribed before me this August 30, 1919.

Notary Public, New York County No. 191,
New York County Register's No. 1154,
My Commission Expires Mar. 30, 1921,
Notary Public.

Margaret T. Walsh.

Recorded September 16th, 1919.

