

State of South Carolina,  
Greenville County.

Know all men by these presents:

That I, Julia D. Charles, of Greenville, South Carolina have constituted and appointed, and by these presents do constitute and appoint Anna M. Beaty, of Greenville, South Carolina, my true and lawful attorney, for me and in my name, place and stead, and for my use, to grant, bargain and sell the whole or any part of my real-estate and personal property for such prices and on such terms as to her shall seem proper, and for me and in my name to make, execute and deliver good and sufficient deeds and conveyances for the same, either with or without covenants and warranty; to make contracts and agreements respecting my property; to sell, sign, transfer and set over all and any stock of any corporation standing in my name, or held by me, and for that purpose to make and execute all necessary acts of assignment and transfer; to collect rents, make leases and renewals thereof; to ask, demand, sue for, collect, receive and give acquittances for all sums of money, debts and other accounts whatsoever, which are or shall become due, owing and payable to me, to check against my bank account, and generally to represent me in all matters of business, giving unto my said attorney full power to do <sup>every</sup> ~~any~~ thing whatsoever requisite and necessary in looking after any and all my business affairs as fully as I could do if personally present, hereby ratifying and confirming all that my said attorney shall do or cause to be done by virtue hereof.

In witness whereof I have hereunto set my hand and seal the 26th, day of May, 1920.

In presence of:

Mary Wilburn,

(Stamps 25 cts.)

Julia D. Charles (Seal)

Stephen Nettles.

State of South Carolina,  
County of Greenville.

Personally appeared Mary Wilburn who being duly sworn says that she saw the within named Julia D. Charles sign, seal and deliver the foregoing power of attorney and that she with Stephen Nettles witnessed the execution thereof.

Sworn to before me this 26th,

day of May 1920.

Mary Wilburn

Stephen Nettles (Seal)

Notary Public for S.C.

Recorded May 27th, 1920.

State of South Carolina,) Lease.  
Greenville County. )

This lease made and entered into this the 25th, day of May, 1920, by and between C.O. Hobbs, of Greenville, S.C., Lessor, and Gilmers, Incorporated, a corporation organized under the laws of the State of Delaware and having its principal place of business in Winston-Salem, Forsyth County, North Carolina, Lessee, Witnesseth:

That the said Lessor for and in consideration of the rents, covenants and agreements hereinafter mentioned, reserved and contained, on the part of the Lessee, its successors and assigns, to be paid, kept and performed, have leased and demised and do hereby lease and demise unto the Lessee, its successors and assigns for a period of fifteen (15) years and two (2) months, beginning July 1st, 1920, that certain piece, parcel and lot of land and the buildings thereon situate on the east side of Main Street in the City of Greenville, in the County and State aforesaid, in the block between Washington and Coffee Streets, the same being composed of two lots, described as follows:

(1) Beginning at a point on Main Street, in the centre of the brick wall separating this lot from the lot of C.F. Dill, and running thence from said beginning corner, in an easterly direction through the centre of said brick wall, 100 feet, more or less, to the line of the lot next hereinafter described; thence in a southerly direction along the line of that lot about 33 feet to the line of the lot belonging to Estate of H.A. Couble, deceased; thence in a westerly direction along the line of that lot about 100 feet to Main Street; thence in a northerly direction along Main Street about 33 feet to the beginning corner.

(2) That lot adjoining the above described lot at the rear and fronting on Brown Street, in said City, beginning at iron pin on west side of Brown Street at a point one foot south of the wall of the brick stable, and on the north side of line of a 15 foot alley; and running thence along said alley in a westerly direction (the line running one foot south of said brick wall) 137 feet, more or less, to an iron pin; thence northwardly along west side of west wall of said stable, and continuing the same course along the east or rear wall of the building situate on the first described lot, said building now occupied by Hobbs-Henderson Company, and fronting on Main Street, to line of C.F. Dill; thence with his line to an iron pin on Brown Street; thence southwardly along Brown Street 61 feet, more or less to beginning corner;

with the appurtenances, to be used as a general merchandise store and bakery, and for the sale of such sundry merchandise as is or may be dealt in generally by the Lessee.

To have and to hold the premises hereby demised unto the Lessee, its successors and assigns for the period beginning July 1st, 1920, and continuing until the 31st, day of August 1935; provided, however, that in case the work of remodelling the buildings on said premises is not completed and the same ready for occupancy on the 1st, day of September 1920, the period of fifteen years shall begin to run from the time when the buildings are ready for occupancy, to the end that the tenant shall have the use of the premises in a completed state for the full term of fifteen years; and in the above event the exact date of the termination of the term shall be fixed by written agreement of the parties, to be made and recorded as a part of this lease; yielding and paying therefor a monthly rental of Five hundred (\$500.00) dollars for the months of July and August 1920, and an annual rental of twenty thousand (\$20,000.00) dollars for a period of five years beginning September 1st, 1920 and an annual rental of twenty-five thousand (\$25,000.00) dollars for a period of five years beginning September 1st, 1925, and an annual rental of thirty thousand (\$30,000.00) dollars for a period of five years, beginning September 1st, 1930; provided, however, that if said building is not completed and ready for occupancy on September 1st, 1920, as above set forth, then the rental shall continue at the rate of five hundred (\$500.00) dollars per month until the building is ready for occupancy, when the rental on the basis of twenty thousand (\$20,000.00) dollars per annum shall begin. Said rental shall be payable in equal monthly installments on or before the 15th, day of each month for the current month during the term of -

(over)