

State of South Carolina,
County of Greenville.

This Indenture, made at Greenville, in the County and State aforesaid, by and between L.M. McBee, hereinafter known as the Lessor, and The Martin-Hawkins Furniture Company, hereinafter known as the Lessee: Witnesseth:

That the said Lessor has granted and leased and by these presents does grant and lease unto the said Lessee, that certain store room on the North west corner of Laurens and Coffee Streets, under the Hotel Virginia, in the City of Greenville, South Carolina, also the store room in the rear of the above store room, and running through from Coffee to Buncombe Streets.

To have and to hold the same premises unto the said Lessee, their heirs and assigns, for the full term of five (5) years, commencing on the first day of June 1924, and ending on the thirty-first day of May 1929. Yielding and paying as follows: Namely for the first three years at the rate of Thirty-three hundred (\$3300.00) Dollars per annum, payable in monthly installments of Two Hundred seventy-five (\$275.00) Dollars, each, and commencing on the first day of July, and on the first day of each successive month thereafter, during the above three years.

For the last two years, namely first day of June 1927 to the last day of May 1929, to pay a rental at the rate of thirty-six hundred (\$3600.00) Dollars per annum, payable in monthly installments of Three hundred (\$300.00) Dollars each, commencing on the first day of July 1927, and on the first day of each successive month during the above two years.

And the said Lessee, for and in consideration of the above letter premises, doth covenant and agree to pay to the said Lessor the above stipulated rent, in the manner herein required. The destruction of the premises by fire or by any other casualty, shall terminate this lease.

And it is mutually understood that the Lessee shall make no repairs at the expense of the Lessor, and any alterations or improvements desired by the Lessee is at his own cost, and must be done under the written sanction of the Lessor, and all such alterations or improvements must be surrendered to the Lessor upon the Lessee's removal. The Lessee shall make good all injury done to the premises during his tenancy, excepting such as are produced by natural decay and unavoidable accident.

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 arrears or unpaid, the Lessor, if he so desires, 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.

And it is further understood and agreed by the parties to these presents, that the said Lessee may place in said building such fixtures as he may deem necessary for his business, and at the expiration of this lease, the said Lessee shall have the right to remove from said building all such fixtures, shelving, counters, etc., as they may have placed in said building, the same to be removed within a reasonable time.

And it is also understood and agreed that the Lessor is to furnish heat for the above buildings when necessary at his own expense.

And it is mutually understood by and between the parties to these presents, that the said Lessee shall not have the right to assign this lease, or to sub-let the said premises, without the written consent of the Lessor.

(Over)