

The State of South Carolina,
County of Greenville,

This Lease made this 1st day of June in the year of our Lord one thousand nine hundred and twenty six, by and between J. V. Harris of the one part, hereinafter called Lessor, and Greenville Cuggy Wiggly Company of the other part, hereinafter called Lessee, both of said County and State, witnesseth,

That the Lessor in consideration of the agreements and covenants hereinafter mentioned to be fulfilled by the Lessee, doth hereby demise and lease to the said Lessee, his heirs, Executors and Administrators for the period of five years, commencing the 1st day of June 1926, and ending the 31st day of May 1931, the following described premises, to wit: One Store Room about 19' x 61' on Pendleton Street in West Greenville, being the Store adjoining Order Ice Cream Co. on the North, the said premises to be used as a Grocery Store upon the following terms and conditions:

The rent during said term shall be \$25.00 per mo for first year, \$40.00 per mo for the 2nd and 3rd year, \$45.00 per mo for the 4th and 5th year, which the Lessee agrees to pay in monthly payments of \$2.08 1/3 or above on the last day of each month.

The Lessee further agrees to pay for water, gas and electric lights and to pay for same promptly when bills are presented, and in event default shall be made in the payment of said bills, said unpaid bills shall be deemed and construed to be arrears in rent and collectible as such.

The Lessee further agrees not to sublet the premises without the written consent of the Lessor, to make no unlawful or offensive use of the premises, to keep same in like good repair, replace all broken glass, and assume all liabilities of breaks in water pipes and connections thereto, caused by negligence to unstop all waste pipes, and in event of any such trouble will remedy them without expense to owner, and to deliver the premises at the end of the term or upon lawful termination of this lease in as good order and repair as when first received. (Natural wear and decay excepted)

The Lessee further agrees to replace all lost or broken keys, to notify Lessor of any leak in roof promptly and not to make alterations without written consent of Lessor.

And it is further understood and agreed by and between the parties hereto that if the Lessee shall vacate said premises during the continuance or before expiration or legal termination of said lease, without written consent of said Lessor except as hereinafter provided, then the rent for the whole term contracted to be paid hereafter under this instrument shall become immediately due, payable and collectible, anything to the contrary notwithstanding.

It is further agreed that if the building on said premises