

State of South Carolina  
County of Greenville

This instrument made and entered into this 20th day of June, A.D. 1927 by and between D.L. Davis of the City of Greenville, SC, hereinafter referred to as Lessor and Guyman, Wallace, Robert J. Maxwell and Grover C. Marshall, J.E. Quinn & J.F. Quinn partners in a business at Maxwell, East & Quinn, hereinafter referred to as Lessee, September 1st, 1927 to present - less a one part of the said property now occupied by the said Lessee, and is as follows:

1. In consideration of the rental hereinafter reserved, the Lessor does hereby sell and convey unto the Lessee, all that certain store room property in the City of Greenville, County and State aforesaid by South Main Street and East 7th Street, known and designated as #207 South Main Street including the building now occupied by the Lessee, and including additional property in accordance with the description below set forth, with the improvements of all of said property to be made by the Lessor thereon, by the 1st day of Sept, 1927 or within reasonable time thereafter.

2. To Have and to Hold the said premises unto the said Lessee for and during the full term of five (5) years beginning September 1, 1927 and ending August 31st, 1932; reserving and paying unto the Lessor for and during the said term the rental hereinafter provided: And the said Lessee do hereby agree to rent said premises and to pay therefor to the Lessor for and during the first two years of said term a rental of Five Hundred (\$500.00) Dollars per month, and for the second two years of the said term a rental of Five Hundred Fifty (\$550.00) Dollars per month, and for the fifth year a rental of Six Hundred (\$600.00) per month, to be paid monthly on the last day of each and every month for and during the full

Witness

five-year term of the said lease.

3. Should any installment of rent be more than thirty (30) days in arrears the Lessor may at his option either declare the full amount of the rent for the entire term immediately due and payable and proceed to collect the same by legal process, or may declare this lease terminated and take immediate possession of the premises, collecting the rent up to the re-delivery of the premises.

4. It is understood and agreed that the Lessor will make all ordinary repairs which may become necessary, but that any extraordinary repairs, alterations or improvements, if made, shall be at the expense of the Lessee. Any such extraordinary repairs, alterations or improvements shall be made in the premises only with the written consent of the Lessor. Any improvements or additions so made by the Lessee shall become the property of the Lessor at the expiration of this lease. In the event that the building should at any time, without fault of the Lessee, be destroyed or so damaged by fire as to be unfit for use for a continuous period the rental herein reserved, or a part and not proportion thereof, shall be suspended and cease to be payable until said building shall have been reinstated or made fit for occupation.

5. The Lessee do hereby covenant that they will not carry on, or permit to be carried on upon said premises or suffer to be done any thing which may render an increased or extra premium payable for the insurance of the said building against fire, or which may make void or voidable any policy for such insurance; that they will not sub-let said premises nor any part thereof nor assign this lease without the written

"Orn"