

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

LEASE

THIS LEASE made and entered into this 15th day of June, 1942, by and between C. C. Good of Greenville, S. C. hereinafter called Lessor and Southern Handkerchief Manufacturing Company, a corporation existing under the laws of the State of South Carolina with its principal Office in the City of Greenville, South Carolina, hereinafter called the Lessee:

WITNESSETH

That the Lessor, C. C. Good, hereby demises and leases to the Lessee, Southern Handkerchief Manufacturing Company, and the said Lessee hereby takes and rents those premises situate at the Northwest corner of intersection of South Main Street and Hammond Street in the City of Greenville, including the first floor, second floor and basement of the building thereon, said property being more particularly described by metes and bounds, as follows:

Beginning at an iron pin at the Northwest corner of the intersection of South Main Street and Hammond Street and running thence along the Northeast side of Hammond Street, N. 40-0 W. 40 feet 3 inches to an iron pin in the Southern edge of a 17 inch brick wall; thence with the Southern edge of said wall, N. 36-30 E. 32 feet 4 inches to the center of a 13 inch brick wall; thence along the center of said 13 inch wall, S. 54-50 E. 37 feet 5 inches to a point on the Northwest side of South Main Street; thence along the Northwest edge of South Main Street, S. 35-40 W. 42 feet to the beginning corner.

It is understood that Waddy R. Thompson, as trustee under the will of Waddy C. Thompson, deceased, claims a right-of-way for ingress and egress to a lot on the Northwest side of the above described property extending along the Northeast side of Hammond Street from the Northwest side of South Main Street, by reason of a right-of-way and easement heretofore granted by Greenville Trust Company to R. E. Allen and Bro., dated October 24, 1912, and recorded in the R. M. C. Office for Greenville County in Deed Book 22, page 263; reference to which is craved for a more complete description of said claimed right-of-way. It is understood that the lessor also claims title to said right-of-way and by the signing of this lease the lessor conveys to the lessee all his right, title, and interest in said right-of-way and easement but does not waive his claim to said right-of-way- and easement as against the said Waddy R. Thompson, as trustee aforesaid, and it is further understood and agreed that the lessee may obtain a conveyance of any right, title, or interest owned by said Waddy R. Thompson, as trustee, to said right-of-way and easement without prejudice to his rights or claims to the same which is contested by the lessor herein.

TO HAVE AND TO HOLD the aforesaid premises unto Southern Handkerchief Manufacturing Company, its successors and assigns, for the term of three years to commence on the 15th day of August, 1942, and to end on the 15th day of August, 1945.

The Lessee agrees to pay to the Lessor as a rental for said term the sum of Sixty-five (\$65.00) Dollars monthly payable on the 15th day of each month beginning September 15, 1942, and to continue each month thereafter throughout the term of said lease.

The Lessee may install at its expense such machinery, lighting, heating and plumbing equipment and such other fixtures as it may find necessary or convenient for the purpose of carrying on its business on the property, and said Lessee shall pay all taxes and charges or assessments that may be levied on said equipment, and upon the termination of this lease, the said Lessee may remove from said premises all such fixtures, machinery and equipment installed by it, but this is to be done without damage or injury to the said property.

The Lessee shall have the right to make at its expense such alterations or changes in the premises as may be necessary or convenient to the proper conduct of its business upon said premises, it being understood further that such alterations will be made in such manner as not to impair the structural strength of the building.

The Lessee shall keep the building in good condition and repair and deliver up the same at the expiration of its lease in good order and condition, ordinary wear and tear excepted.

It is understood and agreed that the Lessor shall keep the roof of the building in good repair at his own cost and expense. It is further understood and agreed that the roof is at the effective date of this lease considered sound and in good repair and the Lessor shall not be held liable for any damages by reason of the condition of said roof except after notice thereof by the Lessee and a reasonable length of time within which to make said repairs. The Lessor shall not be bound to inspect the premises in any manner whatsoever. With the exception of the roof, the Lessee shall make all alterations, repairs, and improvements provided for or permitted under the terms of this lease at its own cost and expense.

In the event of the bankruptcy of the Lessee or in the event that it should be placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Lessor may, at his option, declare this lease immediately terminated and may take possession of the premises.