

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

LEASE

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This Lease and Agreement made and concluded at Columbia, South Carolina, on the 24th day of Sept., 1952, by and between W. S. Reyner, hereinafter referred to as the Lessor, and Bee-Jay Credit Clothiers ~~(and xxxxxxxx)~~ hereinafter referred to as the Lessee, of Columbia, Inc.

WITNESSETH:

The Lessor does hereby grant and lease unto the Lessee the premises herein described to be used for a ladies and men's wearing apparel storeroom, the first floor measuring approximately 18 x 70 feet, and the entire second floor, known as 1705 Main Street, Columbia, South Carolina, with all appurtenances thereto belonging.

To have and to hold the said premises unto the said Lessee, their executors, administrators, successors and assigns, for the full term of six and one-half (6½) years, commencing on the 1st day of November, 1952, and ending on April 30, 1959, yielding and paying therefor at the rate of Four Hundred and Seventy-Five (\$475.00) Dollars per month, payable monthly in advance, first payment to be made on November 1, 1952, payments to be made at 20 North Main Street, Greenville, South Carolina.

The said Lessee, their executors, administrators, successors and assigns, for and in consideration of the above letten promises, do covenant and agree to pay to the said Lessor, his executors, administrators, successors and assigns, the above stipulated rent, in the manner herein required. And it is further agreed that unless one month's notice, in writing, be given previous to the expiration of the period herein specified by the Lessor to the Lessee of Lessor's desire to have possession of the premises, or to change the condition of the Lease after the expiration, or the like notice to be given by the Lessee to the Lessor of Lessee's intention to vacate the premises after such expiration; then it is hereby agreed that this Lease will be considered as extending and binding in all of its provisions for one month after such expiration: and so continuing from month to month until such notice be given by either party previous to the expiration of such extended term. But the destruction of the premises by fire, or any other casualty, shall terminate this agreement. 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 at Lessee's own cost, must be done under the written sanction of the Lessor, and all such alterations or improvements shall be surrendered to the Lessor on the Lessee's removal. The Lessee shall make good all breakage of glass, and all other injuries done to the premises during Lessee's tenancy, excepting such as are produced by natural decay and unavoidable accident. And it is also agreed that the said Lessee shall not convey this Lease or under-let the premises without the written consent of the said Lessor.

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 and unpaid, the Lessor shall have the right to annul and terminate this Lease, and it shall be lawful for Lessor to re-enter and forthwith repossess all and singular the above granted and leased premises without hindrance or prejudice to Lessor's right to distrain for all rent unpaid at such period.

It is further agreed that should said Lessee assign, transfer, sell remove, or in any manner dispose of the goods and chattels within the above leased premises, then the entire amount of rent that would accrue for the remainder of the term of this Lease shall be considered as due and payable, and the Lessor shall be vested with the same rights as though the entire leased term had expired, but payment for the same shall entitle said Lessee, their executors, administrators, successors and assigns to all Lessee's rights of possession to transfer (as provided in this Lease) for the additional term. It is further agreed by and between the parties hereto that at the expiration of this Lease all rent due under this Lease or to become due must be paid up in full before any goods or chattels are removed from premises herein leased.

