

State of South Carolina,

Greenville County.

This Indenture entered into this the 2nd, day of June 1911, between Wm. Goldsmith Jr. Agent for Mary S. Tuttle of the first part, hereinafter designated Landlord, and J.E. Wright and D.C. Staton of the second part, hereinafter designated Tenant,

W I T N E S S E T H :

The said Landlord has hereby let and rented to the said Tenant, and he has hired and taken from the said Landlord the store-room about 100 X 20 on West side Main Street, next door to Carpenter Bros. Drug Store, Greenville, S.C. for the term of one year to commence the first day of July, 1911 for which they are to pay the sum of Twelve hundred dollars per annum, to be paid One hundred Dollars in advance on the first day of each month, Landlord gives tenant option of containing this lease for two years longer at the rental of Thirteen hundred for the second year & fourteen hundred Dollars for the third year provide tenant gives of their desire to continue this lease on or by April 1st, 1912; also option for two years longer at fifteen hundred dollars per annum, one year before termination of their year paid of their desire to continue this lease for ^{five years} five years. It is further agreed that the tenant will pay all water and light bills, to keep in repair all water and light pipes and fixtures and repair all parts of said premises that may get out of repair while occupied by him or her except as hereinafter provided.

It is further agreed that said premises shall not be sub-let or this lease assigned without the written consent of the Landlord.

It is further agreed that if said premises shall be destroyed or so injured as to render them untenable, all parties hereto from the time of such destruction or injury are released from the terms of this lease.

It is further agreed that if any rent shall be due and unpaid or if the Tenant make default in or violate any of the covenants or agreements, terms or conditions in this lease, that thereupon, or within a reasonable time thereafter, the Landlord may terminate this lease and without suit or process re-enter and re-take possession of said premises and remove all persons therefrom, and the Tenant hereby waives any and all notice from the Landlord of any such intention, or fact of termination, or if no such event occur, will at the end of the said period covered hereby, quit and surrender said premises in as good condition as reasonable use thereof will permit, except as above provided.

Upon the tenant paying the said rent and at the times stated as above provided, the said Landlord hereby covenants that he may have quiet and peaceable possession of said premises.

In witness whereof, the parties hereto do bind themselves, their executors, administrators, heirs and assigns and set their hands and seals the day and year first above written.

Signed, sealed and delivered in presence of:

H.J. Sturtevant,

Mary S. Tuttle,
By Wm. Goldsmith, Jr. Agent. (Seal)

J.E. Sanders,

J.E. Wright, (SEal)
D.C. Staton, (SEal)

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Personally appeared J.E. Sanders who upon oath says that he saw Wm. Goldsmith Agent, J.E. Wright & D.C. Staton sign, seal the within written instrument, and that he with H.J.- Sturtevant witnessed the execution thereof.

Sworn to before me this 2nd, day of June, A.D. 1911.
J. Theo. Solomons, Jr. (Seal)
Notary Public, S.C.

J.E. Sanders

Recorded June 2nd, 1911.