

State of South Carolina

County of Greenville.

THIS INDENTURE made and entered into by and between W.C. Gibson, party of the first part, and James Angel, party of the second part, both of the City and County of Greenville, and State of South Carolina, WITNESSETH:

THAT the said party of the first part has hereby let and rented to the party of the second part, and the party of the second part has hereby hired and taken from the party of the first part, his store room, No. 107 South Main Street, known as the Barber Shop, between Washington Street and McBee Avenue and situate on the East side of Main Street in the City of Greenville, South Carolina, for the term of five (5) years, commencing on the 1st, day of August, A.D. 1911, and ending on the 1st, day of August, A.D. 1916 at the yearly rent of One thousand and eighty (\$1080.) Dollars, the same to be paid in monthly payments of Ninety (\$90) Dollars by the party of the second part on the 1st, day of each month during the term aforesaid, the first payment to be made on the 1st, day of September, 1911-.

It is further understood and agreed that the party of the second part is not to subrent or transfer this lease to any other person, persons or corporation without the permission and written consent of the party of the first part, and It is further agreed that the party of the second part is not to post, tack or nail show bills of any kind or advertising matter of any kind whatever on the outside of the building.

It is further agreed that the party of the first part shall have and retain possession of about thirty (30) feet of the passage way in rear of the entrance to the hotel from the rear door entering the kitchen of the Angel Cafe.

It is further understood and agreed that no alterations or repairs shall be made by the party of the second part without first obtaining the written consent of the party of the first part, and

It is further agreed that if any damage be done by the party of the second part to the walls or other parts of the store room or building, the same shall be repaired by the party of the second part at his own expense .

It is further agreed that in case said building or any part thereof be destroyed by fire or be so injured by the elements or any other cause as to be untenable and unfit for occupancy, then in such event this lease shall cease and determine and both parties released from further continuance of same. AND the said party of the second part covenants and agrees to pay to the party of the first part the said rent as aforesaid for said building, the same to begin on the 1st, day of September, 1911, and at the expiration of or other determination of this lease, said party of the second part shall quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit, damages by the elements and destruction of the building or any part thereof excepted.

AND The said party of the first part covenants and agrees with the party of the second part as aforesaid, and performing all the covenants aforesaid, shall and may peaceably hold and enjoy the demised premises for the term aforesaid, but upon his failing to pay the rent promptly when due as herein specified, or violating any of the terms of this contract, the said party of the first part shall have the right to annul and determine this lease, and it shall be lawful for him to re-enter and forthwith repossess all and singular the premises hereby leased.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals in duplicate, this the 20th, day of June, A.D. 1911.

(next page).