

This Agreement made and entered into this 5th, day of April, 1912 between D.W. Moore and Charles E. Spencer:

WITNESSETH.

That the said D.W. Moore has hereby let and ~~leased~~ rented to the said Charles E. Spencer and the said Charles E. Spencer has hired and taken from the said D.W. Moore all that premises known as the Western Union Telegraph Office Building and a kitchen in the rear of said building and such open space as is not and will be occupied by other tenants during the life of this lease.

Said building located on West Washington St. in the City of Greenville for a term of five years, commencing May 1st, 1912 or as soon thereafter as it is possible to get the building in rediness. The said Chas. E. Spencer agrees to pay the said D.W. Moore a rental of Twelve hundred \$1200.00 Dollars per year for the first two years, payable \$100.00 at the expiration of each month. For the third year said Chas E. Spencer is to pay the said D.W. Moore a rental of Thirteen hundred and twenty (\$1320.00) Dollars, same ~~to~~ being \$110.00 per month and to be paid at end of each month.

For the fourth year said Chas. E. Spencer is to pay the said D.W. Moore a rental of Thirteen hundred & eighty (\$1380.00) Dollars per year, same being One hundred & fifteen dollars per month payable at end of each month. The fifth and last year of this lease, said Chas. E. Spencer is to pay a rental of Fifteen hundred \$1500.00 per year same being one hundred and twenty five (\$125.00) per month payable at the end of each month.

If the building is at any time so damaged by the elements of fire ~~so~~ as to make it untenerable or unfit for accupancy it is agreed that the said Chas. E. Spencer shall not pay any rent until said building is put in condition for use and it is further agreed that if at any time during the continuance of this lease if the said Chas. E. Spencer shall fail to pay two month rent then the said D.W. Moore at his option has the right to declare this lease null and void, and it shall be lawful for him to re-enter upon said prmises and shall have the right to eject the said Chas. E. Spencer therefrom.

It is further agreed that no aulterations or changes can be made on the building without the consent of the said D.W. Moore. At the end of this lease Chas. E. Spencer has the right to release said premises for another year, provided he will give a rental as the building commenced from propection tennants all offers from other parties to be bona fida.

Said D.W. Moore is to put in small tinch counter and few shelves in the of main building and a narrow strip the length of the building on both sides.

All other interior improvements to be made by said Chas. E. Spencer. Said Chas. E. Spencer has the right to sublet these premises if he produces a tenant agreeable and accapiable to the said D.W. Moore. Said Chas. E. Spencer agrees to take good care of premises and any damages that may be done through carelessness or neglect are to be repaired by the said Chas. E. Spencer.

Witness:

A.M. Howell, Jr.

D.W. Moore,

J.J. McSwain,

Chas. E. Spencer,

State of South Carolina,
County of Greenville.

Lula V. Moore

Personally appeared before me A.M. Howell, Jr. and made oath that he saw the within named D.W. Moore & C.E. Spencer sign, seal and deliver the within Lease and that he with J.J. McSwain witnessed the execution thereof.

Sworn to before me this 24, day of April A.D. 1912.

A.M. Howell, Jr.

J.J. McSwain, (Seal)

Notary Public for S.C.

Recorded April 24th, 1912.