

State of South Carolina,

County of Greenville.

This indenture made on this the first day of September, A.D. 1911, by and between John M. Cureton and Peter F. Cureton, partners in trade under the firm name and style of J.A. & P.F. Cureton (Hereinafter referred to as the "Owners"), parties of the first part, and Fred W. Greene and J.J.-Dendy ( hereinafter referred to as "Lessees"), parties of the second part, witnesseth:

That the said owners, for the consideration hereinafter stated, have leased and demised and do hereby lease and demise unto the said lessees all that certain lot piece or parcel of land situate, lying and being in the Fifth Ward of the City of Greenville, on the north side of Pendleton Street, measuring approximately twenty feet by one hundred feet and being the same lot of land conveyed to said owners by Mrs. Susan J. Hill by her deed bearing date the 9th day of November , A.D. 1910, and recorded in the office of Register of Mesne Conveyances for said County and State on the 14th, day of November, 1910, in Book 9 of Deeds, at page 80; together with all the buildings situate upon said land, the store on said lot being known and designated as 614 Pendleton St.

To have and to hold all and singular the said premises unto the said lessees for the term of five years beginning this day at noon and ending on the first day of September A.D. 1916, at noon; together with the option and privilege of renewing this lease upon the same terms and conditions as are herein set forth ( except that the rent shall be paid at the rate of seventy-five dollars per month during said renewal) for the further term of three years, beginning on the first day of September, 1916, and ending on the first day of September, 1919; upon condition, however, that the said lessees shall signify their election to renew said lease by giving to the said owners written notice of such election at least ninety days prior to the first day of September, 1916; and upon default in giving such notice at least ninety days prior to September 1st, 1916, the said lessees shall forfeit their right to such renewal.

And the said owners do hereby agree to give possession of said buildings this day and do further agree that the said lessees shall have quiet and peaceable possession of said premises during the continuance of this lease and any extension thereof.

And the said lessees do hereby agree to accept said lease upon the terms and conditions aforesaid and to pay as a rental for said premises the sum of sixty dollars per month during the said term of five years, ending on the first day of September, 1916; said sum of sixty dollars to be paid on the first day of each month covering the rent for the preceding month; and in case said lessees exercise their option to renew this lease as hereinabove provided they hereby agree to pay the sum of seventy-five dollars per month during the said renewal as rent for said premises; said payments to be made on the 1st, day of each month covering the rent for the preceding month, and upon the termination of said lease ( or upon the termination of the renewal thereof, if so renewed), the said lessees hereby agree to surrender peaceable possession of said premises to said owners.

And it is further agreed that said owners will pay all taxes assessed against said property during said term and will keep the roofs of the buildings on said premises in proper repair; and that the said lessees will pay for all water, lights, and electric power used upon said premises or contracted for by them during said term and that they will keep all water, sewer and gas pipes and all electric wiring and fixtures in repair and will make all other necessary repairs and will repair, replace and make good all losses, injuries and damage of every kind (except where the -