

case of wilful refusal or neglect to have repairs made within a reasonable time after receiving from the lessee written notice of such leaks and of the damage being caused thereby.

And it is further agreed that if said lessee shall vacate the premises or shall do anything which threatens to jeopardize the collection of the rent or the owner's lien for such rent, the said owner may, at its option, without the consent of the lessee, enter upon said premises and lease or rent the same for the account of the lessee.

And it is further agreed that the owner shall have the right during the 90 days preceding the expiration of this contract or any renewal thereof to post and keep posted upon the premises a card or cards indicating the said premises are for rent; and that during such time the lessee will permit persons to enter and inspect said property when properly authorized by the owner.

And it is further agreed that if said lessee shall at any time during the continuance of this lease or of any extension thereof make a general assignment of his property for the benefit of his creditors or be adjudicated a bankrupt, this lease or the extension thereof shall, at the option of the owner, immediately terminate and said owner shall have the right without notice to enter said premises and to resume the possession thereof.

And it is further agreed that no assent or consent to any waiver of any part hereof by the owner in letter or spirit shall be deemed or taken as made unless the same be evidenced by a writing endorsed hereon or attached hereto by said owner.

And it is further agreed that in case of any litigation, dispute or disagreement between said parties touching the proper construction of this contract or in any manner concerning the property hereby leased, any Judge of the Circuit Court for said State may, at Chambers or otherwise, either in or out of the County of Greenville, appoint a receiver with power to collect the rents thereof.

And it is further agreed that this contract shall extend to and bind the successors, heirs, executors, administrators and assigns of the parties hereto, respectively.

In witness whereof the said parties have set their hands and affixed their seals to duplicate copies of this agreement on the day and year first above written.

Signed, sealed and delivered

in the presence of:

W.D. Parrish,
T.C. Gower,

State of South Carolina,
County of Greenville.

Washington Street Hotel Co.
By

W.A. Wallace
President and ~~Treasurer~~
P.C. Munn,
Secretary.

Party of the first part.

C.S. James, (Seal)
Party of the second part.



Personally appeared before me W.D. Parrish and made oath that he saw the within named Washington Street Hotel Company, a corporation, party of the first part, by its officers, William A. Wallace, its president and ~~treasurer~~, and P.C. Munn, its Secretary, sign, seal with its corporate seal and as the act and deed of said corporation, deliver the within written agreement; and that he saw the within named C.S. James, party of the second part, sign, seal and as his act and deed deliver the within written instrument and that he with T.C. Gower witnessed the execution thereof.

Sworn to before me this 24th

day of September A.D. 1912.

T.C. Gower (Seal)

Notary Public for South Carolina.

W.D. Parrish