

State of South Carolina

County of Greenville.

This agreement made this 3rd, day of October A.D. 1912, between Elizabeth M. Heyward of the one part, and Solomon Easy of the other part, witnesseth: That the said E.M. Heyward lessor, has leased and does hereby lease to the said Solomon Easy lessee, the premises known as Number 1002, Washington Street, in the City of Greenville County of Greenville, State aforesaid for the term of Three years, beginning on the 10th day of ~~January~~ February A.D. 1913 and ending on the 10th, day of ~~January~~ February A.D. 1916.

And the said lessee hereby agrees for himself and heirs, to pay for the use of said premises for said term, the sum of twelve hundred and sixty dollars, as follows, to-wit: thirty five dollars on the 10th, day of ~~January~~ February A.D. 1913 and thirty-five dollars on the 10th day of each succeeding month thereafter, until the said sum of \$1260.00 dollars shall have been fully paid; and should any one of said monthly payments or any part thereof, be due and unpaid for the space of five days, then and in such case, the whole unpaid balance of the said \$1260.00 dollars shall forthwith become due, and the lessor her heirs or assigns shall have the right to forthwith collect the same with costs and expenses, by any means provided by law for the collection of rents in arrear, and any personal property found upon said premises shall be, and is hereby made liable for said rent, this agreement being hereby made and constituted a lien upon such property, prior to all other liens except taxes or assessments for public purposes. And the said lessee further hereby agrees to replace at his own expense, all glass broken on said premises, and to keep the building and all parts thereof in good repair and should the said lessee fail at any time to make said repairs when required by the lessor, her heirs or assigns, so to do, then and in such case the said lessor her heirs or assigns, shall have and are hereby given the right to enter upon said premises and have said repairs made, and any expense incurred in so doing shall be added to the above stated rent, and shall be collectible as rent, as soon as so incurred.

And the said lessee further agrees hereby to make no alterations in, nor additions to, any of the buildings on said premises, without the previous written consent of the lessor her heirs or assigns; not to sub-rent said premises, or any part thereof, without the previous written consent of the lessor, her heirs or assigns, and to deliver up possession of said premises at the expiration of this lease, to the lessor, her heirs or assigns in good repair and condition, and without delay.

And it is further hereby agreed that this lease shall not be assigned by the lessee, to any person or persons whomsoever without the previous written consent of the lessor, her heirs or assigns; that the lessee shall not sell his stock of goods in bulk, without the previous written consent of the lessor her heirs or assigns; and should the said lessee attempt to assign this lease to any one or attempt to sell said stock of goods in bulk, without the previous consent of the lessor her heirs or assigns; or should the said lessee fail or refuse at any time to comply with any of the terms of this lease as above set forth, then and in either of such cases, the lessor her heirs or assigns shall the right at their option to declare this lease forfeited, and to forthwith collect any balance of said \$1260.00 dollars rent, then remaining unpaid.

Witness the hands and seals of the said parties the day and year above written.

In presence of  
Elis Farrah,  
P.S. Butler,

Elizabeth M. Heyward, (Seal)  
By. Julius H. Heyward, (Seal)  
Attorney. (Seal)  
S.J. Easy, (Seal)