

State of South Carolina,
County of Greenville.

I, W.R. Sewell lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released, and by these presents do grant, bargain, and lease unto J.A. Chiles lessee the following described property to wit: my fifteen room three story house and lot located in the City of Greenville on the South side of East Washington St. No. 702 for the term of One year, beginning Nov. 1st, 1912 ending Oct. 31, 1913, and the said lessee in consideration of the use of said premises for the said term, promise to pay the said lessor the sum of Fifty Dollars each for the first two months, Sixty & no/100 Dollar per month for the remaining ten months payable at the end of each and every month during this lease.

To Have And To Hold the said premises unto the said lessee his executors, administrators and assigns for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it give to the other party one months written notice previous to the time of the desired termination, but the destruction of the premises by fire or other casualty, or one months arrear of rent, shall terminate this lease. The lessee agree to make good all breakage of glass, and all other injuries done to the premises during the term except such as are produced by natural decay and unavoidable accidents, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor. The lessor agrees to pay to the lessee or allow to be removed all barns stables etc. when the lessee vacates the said premises.

Witness our hands and seals the 30th, day of October, 1912.

Witness:	Bates & Rutledge, Agents (Seal)
S.W. Reynolds,	J.A. Chiles, (Seal)
J.O. Lewis,	

State of South Carolina,
County of Greenville.

Personally comes S.W. Reynolds and makes oath that he saw the within named Bates & Rutledge, Agts. and J.A. Chiles sign and seal the within written instrument, and that he with J.O. Lewis witnessed the execution thereof.

Sworn to before me this 21st day of

November 1912.

S.W. Reynolds

Wm. K. Easley (L.S.)

Notary Public, S.C.

Recorded for December 3rd, 1912.

State of South Carolina,
County of Greenville

This Agreement made between W.C. Gibson, hereinafter referred to as Lessor, and James Angel and Angel J. Angel, hereinafter referred to as Lessees,

W-i-t-n-e-s-s-e-t-h-:

That the Lessor does hereby rent and lease unto the Lessees that certain portion of the building belonging to Lessor- at the corner of Main and Washington Streets, in the City of Greenville, now known as the "Commercial Hotel", which includes the second and third stories of the building and the store room opening on Main Street and now used as a cafe by the said James Angel, and also the front entrance to the said hotel opening on said Main Street, except the space in rear of stair way is reserved for the Peoples Bank in case it should need same, for a term of five (5) years beginning Feby. 1st, 1913 and ending Feby. 1st, 1918 at the yearly rental of Thirty six hundred Dollars (\$3600), the same to be paid to Lessor by the Lessees in monthly payments of Three hundred Dollars (\$300) in advance on the first day of each calendar month during the term aforesaid, the first monthly payment to be made on Feby. 1st, 1913.

IT IS UNDERSTOOD AND AGREED that the Lessees shall not be at liberty to assign this lease or to subrent or sub-let the said premises, or any portion thereof, or in any way to transfer this lease as to the whole or any part or portion of said premises without first obtaining the written consent of the Lessor. Any violation of this provision shall operate at the option of the lessor to terminate the lease.

It is further agreed that an inventory of the furnishings and fixtures contained in said hotel building and belonging to the Lessor shall be taken at some time prior to Feby. 1st., 1913, and shall be attached to this as a part of the contract.

The Lessees shall not be at liberty to make any change or alteration, improvement or repairs on the premises, or any part thereof, nor shall they be at liberty to alter or change the uses for which said premises are now employed without first obtaining the written consent of the Lessor, and any violation of this provision shall operate at the option of the Lessor to terminate this lease, but IT IS UNDERSTOOD AND AGREED; however, that the Lessees shall have the right to put in a steam heating plant and at the expiration of or other termination of this lease, the same shall belong to the Lessor without compensation being made to the Lessees therefor.

IT IS AGREED that the Lessees shall make good all breakage in any of the property, and all injury and any damage to any of said property and to the premises during the term of this lease, except as herein stipulated. Lessees shall not be responsible, however, for any injury or damage produced by natural causes and the destruction of said building by fire shall, at once, terminate this lease.

IT IS FURTHER AGREED that the Lessor is not to be responsible for any damage on account of steam heating plant, leaks in roof, sewer or gas pipes or any other leaks in said building of any kind during the continuance of this lease.

IT IS FURTHER UNDERSTOOD AND AGREED: That the Lessees are not to place any advertising matter of any kind whatsoever on the outside of the building, and the premises shall not be used for any purpose except a hotel and cafe without first obtaining the written consent of the Lessor, and any violation of this provision shall operate at the option of the Lessor to terminate this lease,

(over)