

State of South Carolina,

Greenville County.

This Indenture entered into this the eleventh day of February 1915 between Mary S. Tuttle by Wm. Goldsmith, ^{1/2} Agent of the first part, hereinafter designated Landlord, and W.E. Scott of the second part, hereinafter designated Tenant,

Witnesseth:

The said Landlord has hereby let and rented to the said Tenant, and he has hired and taken from the said Landlord five rooms over Carpenter Bros. Drug Store- Being two front rooms and rear room & two inside rooms on north side in Swandale Building, second floor Greenville, S.C.

Including Steam Heat, water and Janitor service- tenant to pay all light bills.

On Sundays will furnish coal for grates when needed, for the term of three years, to commence the fifteenth day of March 1915, for which he is to pay the sum of Three hundred Dollars per annum, to be paid twenty five dollars per month in advance on the fifteenth day of each month.

It is further agreed and understood that the room is not to be used for other than office purposes and that no signs shall be tacked or nailed to the outer walls of the buildings, but is signs are wanted they shall be painted on the windows.

It is further agreed that said premises shall not be sub-let or this lease assigned without the written consent of the Landlord.

It is further agreed that if said premises shall be destroyed or so injured as to tender them untenable, all parties hereto from the time of such destruction or injury are released from the terms of this lease.

It is further agreed that if any rent shall be due and unpaid or if the tenant make default in or violate any of the covenants or agreements, terms or conditions in this lease, that thereupon, or within a reasonable time thereafter, the Landlord may terminate this lease and without suit or process re-enter and re-take possession of said premises and remove all persons therefrom, and the Tenant hereby waives any and all notice from the Landlord of any such intention, or fact of termination, or is no such event occur, will at the end of the said period covered hereby, quit and surrender said premises in as good condition as reasonable use thereof will permit, except as above provided.

Upon the tenant paying the said rent and at the times stated as above provided, the said Landlord hereby covenants that he may have quiet and peaceable possession of said premises.

In Witness whereof, the parties hereto do bind themselves, their Executors, Administrators, heirs and assigns and set their hands and seals the day and year first above written.

Signed, sealed and delivered in

presence of:

Z.A. Smith,

Wade H. Batson.

Mary S. Tuttle, by

Wm. Goldsmith, Agent (Seal)

W.E. Scott, (Seal)

State of South Carolina,

Greenville County.

Personally appeared Z.A. Smith who upon oath says that he saw Mary S. Tuttle, by Wm. Goldsmith Agent & W.E. Scott sign and seal the within written instrument, and that he with Wade H. Batson witnessed the execution thereof.

Sworn to before me, this 13th, day of February A.D. 1915.

James R. Bates (Seal) Notary Public S.C.

Z.A. Smith.