

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY,

This Undenture entered into this the 25th day of July 1914, between Mary S. Tuttle by Wm. Goldsmith, Jr., Agent of the first part, hereinafter designated Landlord, and Hovey Cox 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 The store room about 20 X 100 feet on West side South Main Street No. Greenville, S.C. formerly (Candy Land) Greenville, S.C. Including Steam Heat tenant to pay all water Gas & light bills for the term of Five years, to commence the tenth day of August 1914, for which he is to pay the Sum of TWELVE HUNDRED DOLLARS, per annum to Aug 10th 1915-FOURTEEN HUNDRED DOLLARS, per annum from Aug 15th, 1915, to Aug 15th 1916, & Fifteen HUNDRED DOLLARS per annum from August 15th 1916, to August 15th 1919, in equal monthly payments, per month in advance, on the tenth day of each month. It is further agreed and understood that the room is not to be used for other than soda Water and confectionary purposes party of first part agrees to place in above store room a tile floor from front back to partition 63 feet party of second part to remove all fixtures at his expense for placing of said floor,

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 render 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 if no such 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.,
G.B. Goldsmith,

Mary S. Tuttle.,
By Wm. Goldsmith, agent, (Seal)
Hovey Cox.,

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY,

Personally Appeared Z.A. Smith, who upon oath says that he saw Hovey Cox and Wm. Goldsmith Agent, sign and seal the within written instrument, and that he with G.B. Goldsmith, witnessed the execution thereof,

Sworn to before me, this 5th
day of March, A.D. 1915,

Z.A. Smith.,

Harry R. Wilkins., (Seal)
Notary Public, for S.C.

Recorded for March 5th 1915.,

June 27th, 1915.

It is agreed and understood that \$ 25.00 of the rent is to be remitted each Month, for a period of One Year, beginning Jun. 27th, 1915, ending June 27-1916, subject to conditions &c of this contract however.

July 8-1915.

May S. Tuttle,
By Wm. Goldsmith, Agent.

I accept the above & conditions of and assume this contract.

July 8/15.

M. S. Burdette.

Witness,

A. G. Hart,

As to signatures of Wm. Goldsmith & M. S. Burdette.

Recorded for July 8th, 1915.