

STATE OF SOUTH CAROLINA.,
County of Greenville.,

THIS INDENTURE made and concluded between J.F.Hodges, party of the first part,
and Charles N.Garing, party of the second part:

WITNESSETH:

That the party of the first part has hereby let and rented to the party of the second part, and the party of the second part has hereby hired and taken from the party of the first part, his store room number 215, situate on the West side of Main Street, in the City of Greenville, South Carolina, and between Coffee and North Streets, same extending from Main to Laurens Streets, also the upper floor of said building, together with the basement under the same, for the term of three (3) years, commencing on the first day of April, 1915, and ending on the first day of April, 1918, at the yearly rental of TWENTY FOUR HUNDRED (\$2400.00) Dollars, same to be paid by the party of the second part in monthly payments of TWO HUNDRED (\$200.00) Dollars in advance, the first payment to be made upon the execution of this lease, and the second payment to be made on the first day of May, 1915, and said monthly payments to be made on the first day of each successive month thereafter, during the term aforesaid, and the party of the second part shall, at the expiration of this lease, have the refusal of said premises for a further period of two (2) years, provided the parties can then agree upon the rent for same.

It is further understood and agreed that the party of the second part shall have the privilege of removing the plate-glass front in said building, and he agrees to store the same, and keep it in a safe place upstairs in said building, and he shall also have the privilege of removing the stair way in said building, all of this to be done at his expense, and at the expiration of or other determination of this lease, the party of the second part is to replace the same, and restore the building to the same condition that it now is, and as a guarantee to do this, the party of the second part hereby agrees to deposit with the party of the first part, the sum of TWO HUNDRED Dollars to be paid as follows: ONE HUNDRED (\$100.00) Dollars, on the first day of April 1915, and TWENTY FIVE (\$25.00) Dollars, on the first day of each month thereafter until the sum of TWO HUNDRED (\$200.00) Dollars, is paid, this sum to be returned to the party of the second part if he restores said building to its present condition, it is further understood and agreed that no damage or further change or alteration in said building shall be done by the party of the second part unless previously agreed upon by the parties hereto, and in case any damage be done by the party of the second part, or his servants or agents to the walls or other parts of said store room or building, the same shall be repaired by the party of the second part at his expense, and in case he fails to have the same done, then the party of the first part can have it done and charge the expense thereof to the party of the second part.

It is further understood and agreed that the party of the first part is not to be liable for any damage on account of leaks in roof, sewer, gas or steam pipes, or any other leaks of any kind during the continuance of this lease.

It is further agreed that in case said building or any part thereof be destroyed by fire or be so injured by the elements or any other cause, as to be untenable and unfit for occupancy, then and in such event, this lease shall cease and determine, and both parties released from further continuance of the same.

It is further understood and agreed that the party of the second part is not to subrent or transfer this lease to any other person or corporation without the written permission and consent of the first part, and in case the party of the second part becomes insolvent or bankruptcy proceedings commenced against him, then this lease is to be terminated at the option of the party of the first part.

It is further understood and agreed that in case the fire insurance premiums on said buildings are increased, including the store-room occupied by Meyers-Arnold Company by reason of the business conducted by the party of the second part in said store-room, then the party of the second part is to pay to the party of the first part, such increase over and above what the rates are now; and the party of the second part covenants and agrees to pay to the party of the first part the said rent as herein specified, for the building; also said sum of TWO HUNDRED (\$200.00) Dollars, in the manner aforesaid, and at the expiration of or other determination of this lease, the said party of the second part will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear will permit, damages by the elements, and destruction of the building or any part thereof, excepted, and the party of the first part covenants and agrees that the party of the second part on paying the rent as aforesaid, and performing all the covenants aforesaid, shall and may peaceably hold and enjoy the demised premises for the time aforesaid, but upon his failure to pay the rent promptly when due and the TWO HUNDRED (\$200.00) Dollars, as aforesaid, as herein specified, the said party of the first part shall have the right to annual and determine this lease, and it shall be lawful for him to re-enter and forthwith repossess all and singular the premises hereby leased.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals in duplicate, this the ninth day of March, 1915,

In presence of:
D.B.Traxler.,
Oscar Hodges.,

J.F.Hodges., (L.S.)
Party of the first part,
Chas N.Garing.,
Party of the second part,

STATE OF SOUTH CAROLINA.,
COUNTY OF GREENVILLE.,

PERSONALLY APPEARED before me, D.B.Traxler, who on oath says that he saw the within named J.F.Hodges, and Charles N.Garing, sign, seal and deliver the foregoing written instrument for the uses and purposes therein mentioned, and that he with Oscar Hodges, witnessed the due execution thereof

SWORN to and subscribed before
me this 9th day of March, A.D. 1915,
Oscar Hodges., (L.S.)
Notary Public for S.C.

D.B.Traxler.,

Recorded for March 10th 1915.,