

State of South Carolina,

County of Greenville.

James T. Smith,)
)
 To) Lease Agreement
)
 H. Berlin.)

This memorandum of agreement entered into between James T. Smith, herein called party of the first part, and H. Berlin, herein called party of the second part, is as follows:

I

The party of the first part leases to the party of the second part for a term of one year, beginning February the 1st, 1917, All that certain store room in the Town of Greer, S.C. on Trade Street and known as Reese Building on the lower floor.

II.

The party of the second part accepts said lease for said term and and agrees to pay therefor as rent the sum of Forty and no/100 (\$40.00) per month, payable at the end of each month.

III

It is agreed that the premises are not to be sublet nor the said lease to be assigned for purposes or to parties objectionable for cause to the said party of the first part. It is also agreed that the party of the second part is to pay for so much water as is used in the building from month to month, and it is further agreed that the party of the second part is not to make any alterations to the said premises that will be in any injurious thereto.

IV.

It is agreed by and between the said parties that the said party of the second part shall have the privilege at the expiration one year to lease the above mentioned premises at the said terms for a further period of three (3) years at the same rate.

V.

The destruction of the premises by fire or other casualty shall terminate this lease and upon the failure the party of the second part to pay the rent for the said premises for three months time the party of the first part shall have the privilege of cancelling the lease, and further the party of the second part agrees to make good all breakage of glass and all other injuries to the premises during the term, except such as are produced by natural decay and unavoidable accidents, and agrees to make no repairs without the written consent of the party of the first part.

With these limitations the said party of the first part does hereby bind himself, his heirs, administrators and assigns in accordance with these presents unto the said party of the second part, his heirs, executors, administrators and assigns, and likewise does the party of the second part bind himself, his heirs, administrators and assigns in accordance with these presents.

Witness our hands and seals this the 29th, day of December 1916.

Witnesses:

J.L. Marchant,
B.A. Bennett,

H. Berlin, (Seal)

J.T. Smith, (Seal)

State of South Carolina, County of Greenville.

Personally appeared before - - J.L. Marchant who being duly sworn says that he saw the within named James T. Smith and H. Berlin sign, seal and deliver the within written instrument or lease and that he with B.A. Bennett witnessed the execution thereof.

Sworn and subscribed before me this the 29th, day of Dec. 1916.

J.L. Marchant

B.A. Bennett

Notary Public for S.C.

Recorded January 6th., 1917.