

STATE OF SOUTH CAROLINA, }

COUNTY OF Greenville }

Main Street Land Co., By Walter L. Gassaway, Sect. & Treas. lessor.....

in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto.....

Chester M. Goodyear, his heirs and assigns

lessee..... the

Four story brick & concrete warehouse and store better described as the fourth or last compartment of what is known as the Furman-Gassaway Bldg., located on Main Street in the City of Greenville, South Carolina, just south-west of Main Street Viaduct

for the term of five years from January first 1919 to January first 1924, both inclusive

and the said lessee..... in consideration

of the use of said premises for the said term, promise..... to pay to the said lessor..... the sum of.....

One hundred Dollars,

per month payable monthly, in arrears

The said W.L. Gassaway, Agent, is to install, or repair and put in good running or operating condition the Electric Elevator now in said premises. Replace all broken glass and put premises in perfect repair.

It is further agreed that the lessee is hereby permitted to install such machinery and other equipment as may be necessary to the conduct of his business and to remove same at expiration of this lease, provided that no damage has been done to the property of Lessor, or if any damage, same is to be properly repaired and the building put in same condition as it was at time of occupancy, ordinary wear and decay excepted.

Privilege is hereby given to sub-lease this property to a proposed Corporation to be known as The Chester M. Goodyear Co., or to any other corporation or individual provided that it is within the restrictions or legal Rights and laws of the State, County and City aforesaid.

Building of platforms from Warehouse to Railroad tracks permitted.

TO HAVE AND TO HOLD, the said premises unto the said lessee..... his heirs

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

three months' written notice, previous to the time of the desired termination, but the destruction of the premises by fire or other casualty, or

three

months arrears 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.

Witness our hands and seals, the fifth day of November, 1918

Witness: Main Street Land Co. (SEAL.)

E. Jordan, W.L. Gassaway, Sect. & Treas. (SEAL.)

Paul Browning, Chester M. Goodyear. (SEAL.)

STATE OF SOUTH CAROLINA, }

County of Greenville }

PERSONALLY comes E. Jordan

and makes oath that she saw the within named

Main Street Land Co., & Chester M. Goodyear

sign and seal the within written instrument, and that she, with Paul Browning

witnessed the execution thereof.

Sworn to before me, this 5,

day of Nov., 1918

V.D. Ramseur (L. S.)

Notary Public, S. C.

E. Jordan

Recorded March 27th, 1919

STATE OF SOUTH CAROLINA, }

COUNTY OF Greenville }

Main Street Land Co., Walter L. Gassaway, Sect. & Treas. lessor.....

in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto.....

Chester M. Goodyear, his heirs or assigns

lessee..... the

four story brick and concrete Warehouse and store better described as the third southern compartment of what is known as the Furman-Gassaway Bldg. located on Main Street in the City of Greenville, South Carolina, just south-east of Main Street Viaduct,

for the term of five year and five months from August 1st, 1918 to January first 1924 both inclusive

and the said lessee..... in consideration

of the use of said premises for the said term, promise..... to pay to the said lessor..... the sum of.....

One hundred Dollars,

per month payable monthly in arrears.

The said W.L. Gassaway is to install an Electric Power Elevator in said Warehouse or Store. Replace all broken glass and put building in perfect repair.

It is further agreed that the Lessee is hereby permitted to install such machinery and other equipment as may be necessary to the conduct of his business and to remove same at expiration of this lease, provided that no damage has been done to the property of Lessor, or if any damage, same is to be properly repaired and the building to be put in same condition as it was at time of occupancy, ordinary wear excepted.

Privilege is hereby given to sub-lease this property to a proposed corporation to be known as the Chester M. Goodyear Co., or to any other Corporation or individual provided that it is within the restrictions of the legal rights and laws of the State, County and City aforesaid.

Building of platforms from Warehouse to Railroad tracks permitted.

TO HAVE AND TO HOLD, the said premises unto the said lessee..... his heirs

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

three months' written notice, previous to the time of the desired termination, but the destruction of the premises by fire or other casualty, or

three

months arrears 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.

Witness our hands and seals, the fifth day of November, 1918

Witness: Main Street Land Co. (SEAL.)

E. Jordan, W.L. Gassaway, Sect. & Treas. (SEAL.)

Paul Browning, Chester M. Goodyear (SEAL.)

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