

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

This Indenture entered into, this the 13th day of February 1918, between Mary S. Tuttle by Wm. Goldsmith Agent & J. L. Looney of the first part, hereinafter designated Landlord, and 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 situated on corner Main & Court Street, Greenville, S.C. building, hereinafter designated premises, which premises are now occupied by tenant in now occupying being about 200 sq. ft. in rear of adjoining room & tenant to pay all light bills including Steam Heat and Janitor service—Tenant to pay all light bills.

for the term of Five years to commence the 16th day of August 1918, for which he is to

pay the sum of Nine Hundred & Eighty Dollars, per annum for first two years & \$1080.00 per annum for next three years to be paid Eighty Dollars per month in advance years & \$90 per month for three years on the 16th day of each month. It is further agreed and understood that the room is not to be used for other than Shop and that no sign shall be tacked or nailed to the outer walls of the building, but if 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 render them untenable, all parties hereto from the time of such destruction or injury are released from the terms of this lease. That if lessee fails to pay rent for three consecutive months, the lease becomes immediately due & payable and the lessor may at her discretion terminate this lease & take possession of said premises.

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 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 Mrs. E. C. Sanderson, Wade H. Batson, Mary S. Tuttle by Wm. Goldsmith Agent, J. L. Looney

STATE OF SOUTH CAROLINA, County of Greenville

PERSONALLY APPEARED Wade H. Batson who, upon oath says that he saw Wm. Goldsmith Agent, Mary S. Tuttle & J. L. Looney sign and seal the within written instrument, and that he with Mrs. E. C. Sanderson witnessed the execution thereof.

Sworn to before me, this 15th day of February 1918, Wade H. Batson, Notary Public, S.C.

Recorded February 15th 1918

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

This Indenture entered into, this the 18th day of June 1918, between Mary S. Tuttle by Wm. Goldsmith Carpenter Brothers of the first part, hereinafter designated Landlord, and 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 room they now are occupying as a Drug Store situated on West side of South Main Street #214 Greenville, S.C.

Including Steam Heat & Janitor service—Tenant to pay all light and water rents.

for the term of Five years to commence the 1st day of July 1918, for which he is to

pay the sum of sixteen hundred & twenty Dollars, per annum to be paid one hundred thirty-five Dollars, per month in advance on the 1st day of each month. It is further agreed and understood that the room is not to be used for other than Drug Store and that no sign shall be tacked or nailed to the outer walls of the building, but if 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 render them untenable, all parties hereto from the time of such destruction or injury are released from the terms of this lease. That if this lessee fails in business, becomes a Bankrupt, or ceases to do business therein, the rent for the entire term becomes immediately due and payable; or the lessor may at her discretion terminate this lease & take possession of said premises.

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 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 B. H. Long, Pauline Harrison, Mary S. Tuttle, By Wm. Goldsmith, Agent, Carpenter Bros., by J. L. Carpenter.

STATE OF SOUTH CAROLINA, County of Greenville

PERSONALLY APPEARED B. H. Long who, upon oath says that he saw Wm. Goldsmith, Agent, Mary S. Tuttle & Carpenter Bros., by J. L. Carpenter sign and seal the within written instrument, and that he with Pauline Harrison witnessed the execution thereof.

Sworn to before me, this 27th day of June 1918, B. H. Long, Notary Public, S.C.

Recorded July 23rd 1918