

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

THIS INDENTURE entered into, this the 1st day of

February, 1921, between

by J. O. Skelton of the first part,

hereinafter designated Landlord, and Riverside Co.

WITNESSETH:

The said Landlord has hereby let and rented to the said Tenant, and he has hired and taken from the said Landlord

One two story warehouse located at 271-273 River Street with 12 foot passage leading through to Railroad in rear of warehouse occupied by Merchants Wholesale Co.

for the term of Twenty-three months to commence the 1st day of February, 1921, for which he is

to pay the sum of Two Hundred & no/100 Dollars, per month

to be paid on last day of each month.

It is further agreed that the tenant will pay all water and light bills, to keep in repair all water and light pipes and fixtures and repair all parts of said premises that may get out of repair while occupied by him or her except as hereinafter provided.

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 or 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 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

J. P. Hayes
J. O. Skelton

Riverside Co. (SEAL.)
By W. G. Graham, Pres. (SEAL.)
J. O. Skelton (SEAL.)

STATE OF SOUTH CAROLINA,

County of Greenville

PERSONALLY APPEARED J. O. Skelton

who, upon oath says that he saw Riverside Co. by W. G. Graham, Pres.

sign and seal the within written instrument, and that he, with J. P. Hayes witnessed the execution thereof.

Sworn to before me, this 31st day of January, A.D. 1921.
B. W. Morgan (Seal.)
Notary Public, S. C.

Recorded February 1st, 1921

For value this lease assigned to W. P. Chickera this Jan. 31, 1921 J. O. Skelton (Seal)

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

THIS INDENTURE entered into, this the 30th day of

December, 1922, between Walter W. Goldsmith, Agent

hereinafter designated Landlord, and A. K. Magill

WITNESSETH:

The said Landlord has hereby let and rented to the said Tenant, and he has hired and taken from the said Landlord

The one story building on Laurin street, formerly occupied by Kaufman Brothers and a small addition yet to be erected immediately in the rear of main building.

for the term of Three years to commence the first day of January, 1923, for which he is

to pay the sum of Eighty-five dollars (\$85.00) per month for the first year
Twenty-two Dollars per month for the second year and
Twenty Dollars (\$20.00) per month for the third year. Said
to be paid rent to be payable on or by the 15th day of each month
for each month. In case the landlord wishes to release the
property at the end of three years the tenant will be given
the refusal of a rental to be determined by the landlord
at the expiration of this lease.

It is further agreed that the tenant will pay all water and light bills, to keep in repair all water and light pipes and fixtures and repair all parts of said premises that may get out of repair while occupied by him or her except as hereinafter provided.

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 or 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 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

L. D. Wilson
J. D. Parker

Walter W. Goldsmith (SEAL.)
agt. (SEAL.)
A. K. Magill (SEAL.)

STATE OF SOUTH CAROLINA,

County of Greenville

PERSONALLY APPEARED L. D. Wilson

who, upon oath says that he saw Walter W. Goldsmith, as agent + A. K. Magill

sign and seal the within written instrument, and that he, with J. D. Parker witnessed the execution thereof.

Sworn to before me, this 30th day of December, A.D. 1922.
J. D. Parker (Seal.)
Notary Public, S. C.

Recorded February 5th, 1923