

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

THIS INDENTURE entered into, this the 12th day of August 1923, between

J. O. Skelton by J. O. Skelton of the first part, hereinafter designated Landlord, and Busbee Southern Furniture Co 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

1- Three story building located at 215 South Main St. Greenville, S. C.

for the term of Five years to commence the first day of January 1924, for which he is to pay the sum of Four hundred sixty six + 79/100 Dollars, per month to be paid out the first 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 W. B. Cauthey, M. B. Busbee, J. O. Skelton, Busbee Southern Furniture Co, M. B. Busbee.

STATE OF SOUTH CAROLINA,

County of Greenville

PERSONALLY APPEARED

Miles D. Busbee who, upon oath says that he saw J. O. Skelton & Busbee Southern Furniture Co by M. B. Busbee sign and seal the within written instrument, and that W. B. Cauthey witnessed the execution thereof.

Sworn to before me, this 17th day of October A.D. 1923 by J. W. Pittman Notary Public, S. C. Miles D. Busbee

Recorded October 18th 1923

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

THIS INDENTURE entered into, this the 6th day of February 1928, between

J. O. Skelton by J. O. Skelton of the first part, hereinafter designated Landlord, and Busbee Southern Furniture Co 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

1- Three story building located at 215 South Main St., Greenville, S. C.

for the term of Three years to commence the first day of January 1929, for which he is to pay the sum of Four hundred sixty six + 79/100 Dollars, per month to be paid out the first 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. J. Houston, J. H. Carter, J. O. Skelton, Busbee Southern Furniture Co, M. B. Busbee.

STATE OF SOUTH CAROLINA,

County of Greenville

PERSONALLY APPEARED

J. J. Houston who, upon oath says that he saw J. O. Skelton & Busbee Southern Furniture Co by M. B. Busbee sign and seal the within written instrument, and that J. H. Carter witnessed the execution thereof.

Sworn to before me, this 6th day of February A.D. 1928 by J. J. Houston Notary Public, S. C. J. J. Houston

Recorded Feb 8th, at 11:05 A.M. 1928