

State of South Carolina,)
 : Lease.
 County of Greenville.)

This agreement made in duplicate form, between Eller V. Rhodes, party of the first part, designated as Landlord and G.C. Harris & J.Y. Nelson, parties of the second part, designated as tenants, the above parties of Greenville County and State of South Carolina, to-wit:

The party of the first part have rented to the parties of the second part, that certain brick building (#216 N. Main St.) in City of Greenville, and State aforesaid, known as the Babb building, now occupied by "The Brunswick Pool Room" south side apartment of the Babb Building. The parties of the second part is only renting the first floor not including the second floor or up stairs. The parties of the second part agrees to rent the said store for a term of one year: Beginning September first 1919, and ending 31st, day of August 1920, at an anual rental of twenty-four (\$2400.00) hundred dollars payable monthly at the rate of two hundred (\$200.00) per month, rents to be paid promptly on or by the first of each month and not later than the 10th, of the month. If not paid by the 10th, as designated then this contract to become null and void at the option of the landlord.

The parties of the first part shall not be liable for any damages from leaks, bursted pipes or any other cause whatsoever, during the life of this lease. The parties of the second part must repair all damages inflicted by themselves or others during the life of this lease at their own expence, not to make any alteration or changes without first consulting the party of the first part (The Landlord) All such changes or alteration must be replaced just as they found it on entering upon this lease, at or before the expiration of said lease at their (parties of the second part) own expence.

The party of the first part hereby grant the change of the front so as to suit the convenience of the parties of the second part and the parties of the second part agrees to replace the building in same shape as found at expiration of lease. The parties of the second part agrees not to rent or sublet any part of the building without the written consent of the said party of the first part, the parties of the second part agrees to keep the building in good condition as they find it, the party of the first part agrees to give refusal or preference to the parties of the second part of releasing said building at the expiration of this lease. The parties of the second part agrees to turn over this building in as good shape as they find it at expiration of this lease August 31st, 1920. Witness our hands this 10th, day of June, 1919.

Witness:
 John Love,
 R.Y. Hellams.

Eller V. Rhodes, (L.S.)
 G.C. Harris, (L.S.)
 James Y. Nelson, (L.S.)

State of South Carolina,
 Greenville County.

Personally comes John Love and made oath that he with R.Y. Hellams saw the within parties sign, seal deliver the within Contract, signed Eller V. Rhodes as landlord and G.C. Harris and James Y. Nelson, as Tenants. Sworn to before me, this 3rd, day of July, 1919. R.Y. Hellams (L.S.) Notary Public, S.C.

John Love (L.S.)

Recorded July 3rd, 1919.

State of South Carolina,)
 : Option.
 County of Greenville.)

In consideration of \$5.00 to me in hand this day paid, the receipt of which is hereby acknowledged, I do hereby give, grant, and convey unto J.C. Gambell his heirs, executors and assigns the right and option to purchase at \$50.00 per acre with all riparian rights as many acres of a certain tract of land which I own in fee, bordering on Line Creek, situate in the County and State above written, containing 105 acres, more or less, and bounded as follows:

J.L. French, R.A. Munroe, L.A. Brock, will sell 50 acres, including all water rights at \$30.00 as may be submerged or damaged by overflow or back water from the erection of a certain dam in and across Saluda River, the building of which is contemplated in the developement of a water power at some convenient place on Saluda River - the exact number of acres to be determined hereafter by a survey, the right to make which is hereby given and granted as well as the right and option at the election of the said J.C. Gambell, his heirs, executors and assigns to purchase the entire tract above described with all riparian rights at \$ - - - per acre instead and in lieu of purchasing only so much as may be submerged or damaged by overflow or back water. The right and option to purchase either the submerged or damaged land with the riparian rights, or the entire tract with riparian rights shall continue in full force and effect for the space of two years from the date hereof and I do hereby covenant and agree to which I bind myself, my heirs, executors and assigns at anytime within the said period of two years from the date hereof to execute and deliver to the said J.C. Gambell his heirs, executors or assigns a good and sufficient deed in fee simple free from all liens and encumbrances to so much of the said tract of land as may be submerged or damaged, with all riparian rights, by overflow or back water on receipt of the Purchase price of \$50.00 per acre or to the entire tract if the said J.C. Gambell, his heirs, executors or assigns elects to purchase the entire tract with riparian rights on the purchase of \$ - - - per acre, reserving, however, growing or ungathered crops on the said tract of land for the year in which the said sale is consummated.

Witness my hand and seal this the 14th, day of June, 1919.

Witness:
 R.A. Monroe, Willie Greggs (L.S.)
 W.A. Erwin.

State of South Carolina,
 County of Anderson.
 Personally appeared before me W.A. Erwin who on oath says: he was present and saw the within named Willie Greggs sign, seal and as his act and deed, deliver the within written instrument, and that he with R.A. Monroe witnessed the execution thereof. Sworn to before me this the 20th, day of June 1919. W.A. Erwin A.F. Mattison (L.S.) Notary Public for S.C.

For value, I hereby convey, transfer, assign and set over unto Ware Shoals Manufacturing Company its successors and assigns, the right and option to purchase the within described lands with all riparian rights, together with all other rights by me acquired under the terms of the within option and all my right, title and interest in and to the same. Witness my hand and seal this the 2nd, day of July 1919.

Witness:
 J.Eugene Elliott. J.C. Gambell (L.S.)

Recorded July 5th, 1919