

State of South Carolina,
County of Greenville.

This indenture made and entered into this the 23, day of July, 1919, by and between J.H. Morgan, party of the first part, and R.H. Stewart, T.M. Merritt and T.W. Jones, parties of the second part,
W-I-T-N-E-S-S-E-T-H:

That the party of the first part has hereby let and rented to the parties of the second part and they have hired and taken from him, for merchandise purposes, that two and one story brick store house building, situate on the west side of Main Street, in the City and County of Greenville, South Carolina, bearing the number 126 S. main Street, and bounded on the North by J.T. Williams, on the South by the Estate of J.W. Cagle, beginning the 1st, day of September 1919, and ending the 31st, day of December, 1922, at the monthly rental of Three hundred dollars, payable at the end of each and every month during the period of this lease.

It is further agreed that after this lease takes effect if the parties of the second part shall alter change, add to or make any improvement to said building or in same, such shall be done at their expense, unless previously agreed upon in writing by the parties hereto.

It is further agreed that if the building hereby demised, or any extension that may be made thereto, shall be, without fault of either party hereto destroyed or so injured by fire, by the elements or in any other way or from any other cause as to render the same unfit for occupancy, then and in such event this lease shall cease and all parties released from further obligations hereunder.

It is further agreed that if any injury or damage accrues to the water works and fixtures in said building by the negligence of the parties of the second part, their agents, servants or employees, the said damage or injury shall be repaired at the expense of the said parties of the second part at their own proper expenses and charges.

It is further agreed that the party of the first part shall not be held liable for damage to the property of the parties of the second part, caused by leaks in the roof or damage in any other way, unless the party of the first part fails to repair or make an effort to repair the cause of said injury or damage within a reasonable time after notice in writing from the parties of the second part requesting same.

It is further agreed that the parties of the second part shall not sublet said premises or any part thereof, nor assign this lease for the whole or any part of the period covered thereby without the written consent of the party of the first part.

It is further agreed that if any rent be due and not paid within fifteen days from the time the same became due and payable, or if default be made in any of the covenants herein contained, such failure to pay and such default, or in either event, this lease shall cease and determine at the option of the party of the first part, it being expressly agreed that any extension of time of payment or omission of the party of the first part to declare the said lease at an end, shall not preclude him from at any other subsequent time declaring the said lease at an end upon a failure of payment being made or covenant kept by the parties of the second part, but that such right may be exercised in reference to any failure of payment or covenant breached whenever the same may occur and without any reference of action or want of action theretofore taken by the party of the first part. Upon the party of the first part under any of the said conditions declaring this lease at an end, the right is hereby given him to re-enter and take possession of said premises without suit or process and remove all parties therefrom.

And the parties of the second part covenant to pay the rent in the amounts and at the times herein stated, keep all other covenants herein expressed, and at the expiration of said term, or other determination of this lease, to quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit.

It is further agreed that the parties of the second part have the privilege of renewing this lease for a period of two years from the date of the expiration as is herein fixed, upon terms, conditions and rental then to be agreed upon, provided; the parties of the second part give to the party of the first part sixty days notice in writing, of their intention to so keep said premises and agree upon the terms, conditions and rental to be paid.

In witness whereof the parties hereto do in duplicate set their hands and seals the day and year first above written, binding themselves, their heirs, executors and administrators firmly by these presents.

Signed, sealed and delivered
in the presence of:
B.F. Williams - H.D. Johnson.
As to Morgan, Stewart & Jones.

J.H. Morgan, (Seal)

R.H. Stewart, (Seal)

T.M. Merritt, (Seal)

T.W. Jones. (Seal)

E.L. Young- M.E. Burnette.
Witness as to T.M. Merritt.

State of South Carolina,
County of Greenville.

Personally comes before me B.F. Williams and makes oath that he saw the within named J.H. Morgan, R.H. Stewart and T.W. Jones sign, seal and as their act and deed deliver the foregoing lease and that he with H.D. Johnson witnessed the same.

Sworn to and subscribed before
me July 23rd, 1919.
B.A. Morgan (Seal)
Not. Pub. for S.C.

B.F. Williams

State of South Carolina,
Greenville County.

Personally comes before me M.E. Burnette who on oath says: she saw the within named T.M. Merritt sign seal and as his act and deed deliver the foregoing Lease and that she with E.L. Young witnessed the execution of the same.

Sworn to and subscribed before me this
the 31st, day of July, 1919.
B.A. Morgan (Seal)
Notary Public for S.C.

M.E. Burnette

Recorded August 7th, 1919.

State of South Carolina,

County of Greenville.

This agreement made ~~the~~ August 5th, 1919, between Wm. G. Serrine of the first part, hereinafter designated as Landlord and Ethel B. Davis, of the second part, hereinafter designated as Tenant,
Witnesseth;

The Landlord has leased to the Tenant who has taken the same, the second floor of the building in the City of Greenville, South Carolina, on the north side of West North Street between Main and Laurens Streets, known as number 115- $\frac{1}{2}$ in the City Directory, for a period of one year, with the privilege of renewal for the second year at the annual rental of eight hundred forty Dollars, payable in monthly installments of Seventy dollars each on the first day of each calendar month, beginning November 1st, 1919. The tenancy shall begin on October 1st, 1919.

The landlord shall make all ordinary repairs, but shall not make any alterations or changes in the building whatsoever; all of which shall be borne by the tenant. At the conclusion of the tenancy the Tenant may remove any fixtures placed in the building at her expense, provided that she shall not damage the premises in any manner in so removing them. If the premises should be damaged by fire to the extent of Fifty per cent. it shall terminate the lease, otherwise the landlord shall make repairs promptly, and during the time repairs are in progress the rent shall be proportionately abated.

The tenant agrees to make good all damages of every kind to the property due to the negligence of herself, her agents or servants or persons on the property by her expressed or implied permission, and to observe and keep all city laws and City ordinances regarding the sanitary condition of the premises. No nuisance shall be permitted thereon of any kind nor shall anything be permitted which will increase the fire hazard.

The tenant agrees to pay the rent promptly, to keep the premises in good condition and at the conclusion of the tenancy to surrender the property in as good conditions as when received, except for such damage as is due to usual wear and tear and by the elements.

The tenant shall not sublet the premises without the consent of the landlord in writing, provided that the tenant may let rooms to persons for living purposes so long as the Tenant herself resides in the building.

In the event the Tenant should fail to pay the rent as provided, or keep any of the covenants of this lease, the landlord shall have the right to re-enter and take possession of the premises without notice, and all rights of the Tenant under this lease shall thereupon end and determine and she shall forthwith vacate.

In witness whereof, the parties have hereunto set their hands and seals in duplicate this the day and year first above written.

In the presence of:

Wm. G. Serrine, (Seal)

Annie Talley,
D.B. Stover.

Ethel B. Davis. (Seal)

State of South Carolina,
Greenville County.

Personally appeared Annie Talley and being duly sworn says that she with D.B. Stover witnessed the execution of the foregoing lease.

Sworn to before me this 7th,
day of August, 1919.
D.B. Stover (Seal)

Annie Talley

Notary Public for S.C.

Recorded August 7th, 1919.