

State of South Carolina,
County of Greenville.

This Agreement made this 22, day of January A.D. 1920 between Julius H. Heyward of the one part and John Green of the other part, Witnesseth:-

That the said Heyward lessor, has leased, and does hereby lease to the said John Green, lessee, the premises known as number 144 Woodside Avenue in the City of West Greenville, County of Greenville State aforesaid, for the term of two years, beginning on the 17th, day of January A.D. 1920 and ending on the 17th, day of January A.D. 1922.

And the said lessee hereby agrees for himself and heirs to pay for the use of said premises for said term, the sum of one thousand and forty dollars as follows, to-wit: Ten dollars on the 17th, day of January A.D. 1920, and ten dollars on the Saturday of each succeeding week thereafter, until the said sum of \$1040.00 dollars shall have been fully paid and should any one of said weekly payments or any part thereof, be due and unpaid for the space of five days, then and in such case, the whole unpaid balance of the said \$1040.00 dollars shall forthwith become due, and the lessor his heirs or assigns shall have the right to forthwith collect the same with costs and expenses, by any means provided by law for the collection of rents in arrear, and any personal property found upon said premises shall be, and is hereby made liable for said rent, this agreement being hereby made and constituted a lien upon such property, prior to all other liens except taxes or assessments for public purposes.

And the said lessee further hereby agrees to replace at his own expense, all glass broken on said premises and to keep the buildings and all parts thereof in good repair, and should the said lessee fail, at any time to make said repairs when required by the lessor, his heirs or assigns, so to do, then and in such case, the said lessor his heirs or assigns, shall have and is hereby given the right to enter upon said premises and have said repairs made, and any expense incurred in so doing shall be added to the above stated rent, and shall be collectible as rent, as soon as so incurred.

And the said lessee further agrees hereby to make no alterations in, nor additions to, any of the buildings on said premises, without the previous written consent of the lessor, his heirs or assigns; not to sub-rent said premises, or any part thereof, without the previous written consent of the lessor, his heirs or assigns, and to deliver up possession of said premises at the expiration of this lease to the lessor, his heirs or assigns, in good repair and condition, and without delay.

And it is further hereby agreed that this lease shall not be assigned by the lessee, to any person or persons whomsoever without the previous written consent of the lessor, his heirs or assigns; that the lessee shall not sell his stock of goods in bulk, without the previous written consent of the lessor, his heirs or assigns; and should the said lessee attempt to assign this lease to any one or attempt to sell said stock of goods in bulk, without the previous consent of the lessor, his heirs or assigns; or should the said lessor fail or refuse at any time to comply with any of the terms of this lease as above set forth, then and in either of such cases, the lessor, his heirs or assigns shall have the right at their or his option to declare this lease forfeited, and to forthwith collect any balance of said \$1040.00 dollars rent, then remaining unpaid.

Witness the hands and seals of the said parties the day and year above written.

In the presence of:

L.K. Clyde,
A.B. Dendy.

Julius H. Heyward, (Seal)
his
John X Green, (Seal)
mark

The State of South Carolina,
Greenville County.

Personally appeared before me L.K. Clyde and made oath that he saw the within named Julius H. Heyward and John Green sign, seal and as their act and deed deliver the within written instrument and that he, with A.B. Dendy witnessed the execution thereof.

Sworn to before me this 22, day
of Jan. A.D. 1920.

L.K. Clyde

James R. Bates (L.S.)

Notary Public, S.C.

Recorded January 22nd, 1920.

State of South Carolina,
County of Greenville.

This indenture made and entered into by and between News Building hereinafter styled the Lessor, and Greenville News Co. hereinafter styled the Lessee- Witnesseth:-

That the Lessor has hereby let and rented to the Lessee and the Lessee has hired and taken from the Lessor the officers, premises and appurtenances known as No. - - on the - - - floor of the Greenville News Building situated on Main Street, in the City of Greenville, for the term beginning with the date of this indenture and ending on the first day of July 1929 at the monthly rental of \$200.00 per month for the first five years or until July 1st, 1924, and then at the monthly rental of \$225.00 per month until July 1st, 1929, payable on the last day of each and every month during the continuance of this lease.

It is agreed that if any rent shall be due and unpaid, or if default be made in any of the covenants herein contained, the rent for the whole unexpired term of the lease shall at once become due, payable and distrainable, the Lessee shall upon three days notice, vacate the leased premises, and the Lessor may re-enter and take possession. The said premises and appurtenances including electric light fixtures, locks, keys and other fastenings and fixtures, are delivered in good order and the Lessee obligate themselves to keep the same in like good order during the term of this lease and to comply with all City ordinances at their own cost. * The Lessor shall not be responsible for any repairs not caused by its fault or negligence, except such as may be needed to the roof, or rendered necessary by fire or other casualty; nor for damage caused by leaks, except in case of positive neglect to have the repairs made within a reasonable time, after receiving from the Lessee written notice of such leaks and of the damage being caused thereby.

The Lessee bind themselves to make no alteration to said premises to put nothing therein nor commit any act, which would forfeit the insurance or increase the rate; to make no sub-lease, nor transfer said lease in whole or in part, nor use the premises for any other purposes than offices, without the written consent of the Lessor; nor to give or grant to anyone the use of occupancy of any portion of said premises for deskroom or other purposes without like written consent; and at the end of this lease, to return without further notice, possession of the said premises and appurtenances by actual delivery of the keys to the lessor, in like good order as received, the usual decay and wear and tear only excepted.

And should the Lessee in any manner violate any of the terms or conditions of this lease, or any of the Rules and Regulations appearing at the end of the lease and made part, the Lessor hereby expressly reserves to itself the right of cancelling said lease the Lessee hereby assenting thereto and expressly waiving the legal notice to vacate the premises. In the event that the Lessee vacates the premises or do anything that threatens the collection of Lessor's rent or endangers Lessor's lien and privilege, Lessor may, at his option, without consent of Lessee, enter said premises and lease or rent the same for account of the Lessee.

The Lessor hereby also reserves to itself the right to post and keep posted on the premises a card or cards "For Rent" during the ninety days preceeding the expiration of this lease, and the Lessee will during that time allow parties to visit the property when properly authorized by the Lessor. The rules and regulations, in regard to the said building, printed at the end of this lease, and all further rules and regulations, as therein referred to, shall constitute a part of this agreement, and as such shall during the terms of this lease, be in all things observed and performed by the said Lessee, and by their clerks, servants and agents.

The Lessee agrees to notify the Lessor or its agents, in writing, on or before the first day of July 1929 whether or not they wish to retain in the premises for one year, from the expiration of this lease. Failure to do so will ipso facto operate the renewal of this lease for one year. The Lessor shall in like manner notify the Lessee or his agent, in writing, on or before the first day of July 1920 if it wishes to terminate the lease at the expiration of the current year.

In witness whereof the parties have hereunto set their hands and seals this first day of July 1919.

Signed, sealed and delivered
in the presence of:
N.C. Remsen,
Mary Bass.

Greenville News Building,
By J. Adger Smyth, Jr. Renting Agent.
Greenville News Co., (Seal)
By. B.H. Peace.
Pres. & Treas.

State of South Carolina,
Greenville County.

Personally appeared before me Mary Bass and made oath that she saw J. Adger Smyth, as Renting Agent and B.H. Peace, as President and Treasurer of the Greenville News Co., sign the lease hereto attached, and that she with N.C. Remsen witnessed the execution thereof.

Sworn to before me this 24th, day
of January 1920.
J.C. Peace (L.S.)
N.P. S.C.

Mary Bass.



Recorded January 24th, 1920.