

State of South Carolina  
County of Greenville

Personally appeared before me W. R. Cely who being duly sworn says that he saw Mary C. Beattie and P. F. Beattie, as Executors, the latter also signing individually, and Hamlin Beattie, Jno. E. Beattie, Mary B. Mathews, Galtie B. Poel and Emily Perrin, sign, seal and as their act and deed delivered the foregoing deed and that he with Jno. P. Turner witnessed the execution thereof.

Sworn to before me this 28  
day of May 1921

John P. Turner (L.S.)  
Notary Public for S.C.

W. R. Cely

Recorded May 28<sup>th</sup> 1921

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This agreement entered into this the \_\_\_\_\_ day of December 1920, by and between G. F. Dill, hereinafter known as the Lessor and M. A. Smith, hereinafter known as the Lessee. Witnesseth:

The lessor hereby leases to the lessee that certain two story room in the city of Greenville, known as #116 North Main Street, for the term of three (3) years, beginning January first, 1921 and ending December 31st 1923, to be used as a shoe repairing shop and shoe shine parlor.

The Lessee agrees to pay as rent for the use of the same the sum of one hundred fifty (\$150.00) Dollars per month during the year 1921 and two hundred twenty-five (\$225.00) Dollars per month during the year of 1922 and 1923, the first installment of rent, payable on the first day of January 1921 and the remaining installments to be paid on the first day of each succeeding month thereafter, the same to be deposited by the Lessee in the Peoples National Bank of Greenville South Carolina to the credit of the Lessor.

The Lessee within one year from the first day of

January 1921 is to remodel the front of the ground floor of said property or store room at his own expense, by putting in new show windows, new doors, painting etc. All work to be done by skilled workmen, plans and specifications for said work are to be designed and made by a competent architect and be submitted to the Lessor for approval before said work is started. That no change is to be made in said property without first obtaining the approval of the Lessor. That the business conducted in said store room or building, must at all times be kept orderly and in a high class way. That all help used in the shoe shine department shall be high class men and that they never be permitted to stand or loaf on the sidewalk in front of said store or stand in the doorway leading into said place of business.

The Lessee is to pay all water, heating and lighting charges connected with the building.

The Lessor shall not be held liable for any damage done to the goods or other personal property placed in said building, on account of leaking roof, bursting of water pipes, escaping gas or in any other way.

At the expiration of this lease the Lessee shall quit the premises and deliver the same to the Lessor in as good condition as he received it, reasonable wear and use thereof, fire and other unavoidable casualties excepted.

If the Lessee shall be in default in the payment of one installment of rent as agreed, the Lessor shall have the right to re-possess said premises and remove therefrom any person occupying same.

The Lessee shall not sub-let said premises or any part thereof without the written consent of the Lessor. The Lessor shall have the right to make such improvements, alterations or extensions to said building at his own expense and to such extent as he may desire, during the continuance of this lease; provided that from the time that the rear wall of the building is removed until the improvements and extensions shall have been completed, the Lessor shall allow an abatement of twenty-five dollars per month upon the stipulated rent, which shall be accepted by the Lessee as satisfaction in full of all damages.