

This Lease, made and entered into on this the 24th day of February 1912, by and between the Long Blue Granite Co. party of the first part herein after called the lessor and Mrs. Alice M. Bates party of the second part herein after called the lessee.

Witnesseth: That the lessor does hereby rent and lease unto the lessee the following described premises, a one story brick building 32 x 137 situated on the south side of McBee Ave. between South Main and Fall Sts. and known as #2 East McBee Ave. in the city of Greenville, S. C.

In consideration whereof the Lessee agrees to pay the Lessor as rental for said premises the sum of (60.00) sixty dollars per month payable in advance, rent to begin on the 15th day of March 1912, said lease to run for a period of ten years, from March 15th. 1912. The said Lessee agrees to pay sixty dollars per month, as rental for the first five years, and seventy dollars (70.00) per month, for the last five years, said rent to be paid in advance. Said Lessee agrees to make such changes in the building as is necessary to fit up same for her use, and to make all ordinary repairs. All permanent improvements or repairs outside of those above specified are to be made by the lessor.

The lessee shall have the right to remove all trade fixtures or machinery placed by her in said premises during said term or renewal thereof, provided, however, no such removal shall result in permanent injury to the building, and all rents shall have been paid in full. That in case the building on said premises shall at any time be destroyed by fire or so damaged that it shall be unfit for occupancy, then the rent hereby reserved, or a fair and just proportion thereof shall be suspended and cease to be payable until said building shall be repaired or rebuilt and made fit for occupancy, on the part of the lessee. And the said lessor agrees that the said lessee on paying the said and performing the covenants aforesaid may peaceably and quietly hold and enjoy the said premises for the term aforesaid. The said lessee in consideration of the foregoing agreement on the part of the lessor agrees to promptly pay the rent herein before designated, and to faithfully perform all the other obligations on her part to be performed.

In witness whereof, the parties have here unto set their hands the day and year above written.

(See next page)

Witness, C. M. Franks
A. A. Gates
Witness, Lula G. Lewis



Long Blue Granite Co. L.S.
By W. B. Long L.S.
President.
Alice M. Bates L.S.

State of South Carolina
County of Greenville.

Personally appeared before me, A. A. Gates, who being duly sworn says that he saw Alice M. Bates, sign, seal and execute the foregoing lease, and that he together with C. M. Franks witnessed the execution thereof.

Sworn to before me this 16th day of May, 1921.

A. A. Gates
J. H. Munro L.S.

Notary Public for S. C.

Recorded May 16th. 1921.

For value received we hereby transfer the within lease to P. J. Eady, this Aug. 18th. 1914. Long Blue Granite Co.

Witness: C. M. Franks, Aug. 18th. 1914. W. B. Long, Pres.
Notary Public, Fulton Co. Ga.

Georgia, Fulton County.

In consideration of the sum of ten dollars and other valuable consideration to me in hand paid Long Blue Granite Co. Corporation under the laws of the State of Georgia. Does hereby, assign, transfer, and set over unto P. J. Eady, the within lease, and all its rights, titles interest in and under this contract with Alice M. Bates.

Witness our hand and seal, in the present of, - August 18th. 1914.

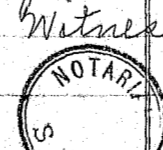
W. V. Brounler
C. M. Franks.
Notary Public Fulton Co. Ga.



Georgia, Fulton County.

In consideration of the sum of Ten Dollars, and other valuable considerations to me in hand paid P. J. Eady, of said County and State, does hereby assign, transfer and set over unto Geo. A. Speer, the within lease and all its rights, title and interest in and under the contract with Alice M. Bates, given under my hand and seal Sept. 14th. 1914.

Witness: Jno. F. Badger
C. M. Franks



Notary Public Fulton Co. Ga.

Recorded May 16th. 1921.