

Knox L. Hayneworth
Augustus G. Hart

M. C. Westervelt (L.S.)
As Trustee.

The State of South Carolina.
Greenville County.

Personally appeared before me Knox L. Hayneworth and made oath that he saw the within named Melville C. Westervelt, as Trustee, sign, seal and as his act and deed deliver the within written deed, and that he with Augustus G. Hart witnessed the execution thereof.

Sworn to before me this
21st day of August, A.D. 1922.
Augustus G. Hart, (L.S.)
Notary Public for South Carolina.

Knox L. Hayneworth

Recorded, August 23, 1922.

-Leases-

State of South Carolina }
County of Greenville }

E. M. Wharton lessor in consideration of the rental hereinafter mentioned, have granted bargained and released and by these presents do grant bargain and lease unto Wm. Walker and W. C. Sturges lessees for the following use viz: Paint shop & Auto Repairing the second story of Building - 207 - 209 - 211 Brown St. for the term of Term Sept 15th 1922 to July 1st 1924 and the said lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of Eighty-five and 00/100 Dollars per month payable in advance on the 15th day of each month.

The lessee hereby agree to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur.

Use of the premises for any business other than herein called for shall cancel this lease of the lessor so desires and give notice of same in writing. If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable. Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to be the lessor before being erected. The Lessees further agrees to wire first floor south side of building for Garage purposes with a metal conduit from outside of Building. The Lessees further agree to keep the building at all times in good shape and clean and not to increase the fire hazard or insurance. To have and to hold the said premises unto the said lessee their executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned given to the other party two months written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or two months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent. The lessee hereby acknowledges having a duplicate of this lease. Witness our hands and seals the 15th, day of Sept. 1922.

Witness:
E. H. Sneed.
E. M. Wharton, (Seal)
W. M. Walker, (Seal)
W. C. Sturges, (Seal)

State of South Carolina,
County of Greenville.
Personally comes E. H. Sneed and makes oath that he saw the within named E. M. Wharton, W. M. Walker & W. C. Sturges sign and seal the within written instrument, and that he with - witnessed the execution thereof.
Sworn to before me this 22,
day of Sept. 1922.
W. A. Hunt (L.S.)
Notary Public, S.C.

Recorded Sept. 22nd, 1922.