

State of South Carolina,  
County of Greenville.

This indenture made and entered into this the 2nd day of January, 1922, by and between B.A. Morgan of Greenville, S.C., of the one part, and Steedly Clinic and Sanitarium, a Corporation of South Carolina, of the other part, Witnesseth:-

That the said B.A. Morgan is hereinafter referred to as Lessor and the Steedly Clinic & Sanitarium is hereinafter referred to as Lessee.

That the said Lessor has hereby let and rented to the said Lessee, and it has hereby hired and taken from him all of that certain tract of land situate in the Chick Springs Township, in the County and State aforesaid, containing 11.65 acres, more or less, bounded on the Southwest by Lick Creek, on the northeast by the lands of Flynn, and on the East by the lands of McCain, P. & N. Railway Company, et al; and on the South by lands occupied by the lessee and others.

To have and to hold the aforesaid premises unto the said Lessee, its successors and assigns, for such term of years as there shall exist a lease from the aforesaid Lessee to U.S. Veteran Bureau, but in no event shall this lease extend beyond December 1933, unless by agreement in writing, and upon the terms therein agreed upon, an extension shall be made. For the use and occupation of said premises the said Lessee, its successors and assigns shall pay to the Lessor the sum of Six hundred Dollars (\$600.00) per annum payable semi-annually, that is to say, on the 30th, day of June and the 31st, day of December, in each year; and the said Lessee, in consideration of the foregoing does hereby covenant and agree to pay said sum as herein stated to the said Lessor, his heirs and assigns.

It is further agreed that no alterations or improvements shall be made by the lessee, its successors and assigns, on or to said premises at the expense of the Lessor; and that any and all improvements shall be surrendered to the Lessor, his heirs or assigns at the termination of this lease as the absolute property of the said Lessor, his heirs and assigns: That no building shall be erected upon said property until after written agreement as to its location shall be had between the parties hereto, their successors, heirs and assigns; that no injury or damage shall be suffered to said premises including the trees thereon without the written consent of said Lessor, his heirs and assigns, and the lessee shall make good all damages and injuries done to said premises during its tenancy, except such as are caused by natural decay and unavoidable accident. That if any buildings are erected on said property by the lessee, its successors and assigns, the same shall be kept fully insured, and the policies of insurance assigned to the lessor, but the Lessor, his heirs and assigns shall in no wise be liable for any injury or destruction of said building.

It is further understood and agreed that if any rent hereunder shall become due and unpaid, or if any other covenant herein contained shall be violated, the lessor, his heirs and assigns may thereupon re-enter said premises, declare this lease at an end, and remove all persons therefrom; that the lessee hereby covenants to hold the lessor harmless from any injuries or damages he or they may sustain by reason of the occupancy of said premises, by the lessee, its successors or assigns: that at the termination of this lease the lessee will quit and surrender said premises in as good condition as they now are, reasonable use thereof excepted, and excepting damages by the elements.

In witness whereof, the said parties hereto have hereunto caused this instrument to be signed -

(Over)