

State of South Carolina,
County of Greenville.

This contract made and entered into this tenth day of November, 1923, by and between W.M.-
Barnwell, hereinafter known as the Lessor and L.R. Yancy, hereinafter called the Lessee.

That, the Lessor does hereby lease and demise unto the Lessee the second and third floor of what
is known as the Rasor Building, located on the West side of South Main Street in the City of
Greenville, County of Greenville, State of South Carolina now known as the New Commercial Hotel.

To have and to hold unto the Lessee for and during the period commencing on the 10th, day of
November, 1923, and ending on the 10th, day of November 1924, reserving and paying unto the
Lessor for and during said term, a rental of Two hundred and twenty-five (\$225.00) Dollars per
month, payable in advance on the 10th, day of Each and every month during the term of this lease.
The Lessee does hereby agreed to accept said lease and to pay therefor to Lessor for and during
said term, a rental of Two hundred and twenty-five (\$225.00) Dollars per month, to be paid
monthly in advance.

It is further understood and agreed between the parties hereto that the Lessor is to furnish the
coal for the heating of said building and put the furnace in good repair and to repair all
roof leaks, and that the Lessee is to fire the furnace and keep heat in the whole building and
also keep the furnace in good repair; but the Lessor will keep and be responsible for the usual
wear and tear by use of the furnace.

It is further understood and agreed that the Lessee is to pay for the water and lights and gas
that might be used in connection with the hotel, and for the repair and damage done to it or
any part of it except by reason of the general wear and tear.

Should the Lessee fail and neglect to pay any payment of rental above named monthly as the same
shall become due, or should he fail and neglect to comply with the covenants and agreements
hereinabove mentioned, the Lessor shall have the right to declare this lease terminated and to
take immediate possession of the premises, and the Lessee does forever covenant that upon the
expiration or sooner termination of this lease that he will deliver to the Lessor the said
premises in as good condition as they are now.

Should said Lessee use the property or cause same to be used for any unlawful purposes, or permit
any nuisance on the premises, either to the public or to occupants of any portion of the
building which is or is not covered by this Lease, or permit to be done upon said premises
anything which might render void or voidable any policy or policies of insurance of any kind on
the said building or the contents thereof, or which may render any increase or extra premium
payable for such insurance, then in that event in violation of any of the above provisions then
the Lessor shall have the right to declare this lease terminated and take immediate possession
of the premises.

That the Lessee will not make any alterations or cause to be made any alterations in or on
the premises without the written consent of the Lessor; the Lessor or his agent shall have the
right at all reasonable times to inspect said premises and furniture, fixtures, linen, supplies,
and equipment therein and may require the Lessee to make and maintain a correct inventory or
list of all furniture, fixtures, linen, supplies and equipment covered by this lease; all
losses thereof and all replacements thereof.

(Over)