

State of South Carolina, }  
County of Greenville. } L-E-A-S-E.

This Agreement made and entered into this 19th day of March 1924, by and between F. Jordan, Lessor, and E.C. Dye, Lessee, Witnesseth:

In consideration of the payments made and to be made by the Lessee as hereinafter set forth, the lessor does hereby lease and demise unto the Lessee those two certain rooms in the Jervey-Jordan Building on the East side of North Main Street in the City of Greenville, which rooms were formerly occupied by Dr. Daniel, and which adjoin laboratory.

To have and to hold unto the Lessee for and during the term beginning the first day of January 1924 and ending 31st, day of December 1928 for the use and purpose to operate therein and thereon a Dental Parlor.

In consideration of the premises, the Lessee does covenant and agree that he will pay unto the Lessor a rental of \$50.00 per month, payable monthly in advance on the first day of each and every calendar month for and during the term of this lease.

The Lessee does hereby covenant and agree that he will not assign this lease nor sublet said premises or any part thereof nor make any alterations therein without the written consent of the Lessor ( the Lessor agrees that in the event the Lessee shall become too sick or ill to continue his profession of denistry, the Lessee may assign this lease to some person satisfactory to the Lessor after obtaining permission in writing from the lessor); that he will use said premises for the purpose of conducting therein and thereon a Dental Parlor and for no other purpose, and will not use or permit said premises to be used for any unlawful purposes, nor permit thereon anything which may be or become a nuisance and that he will not do or permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire, nor which may render any increase or extra premium payable for such insurance; that during the term of this lease, he will make at his own expense all necessary repairs and that after expiration of the term aforesaid, he will deliver up said premises in as good condition as they shall be in at the beginning of the term, reasonable wear and tear along excepted; and Lessee further agrees that all alterations necessary to fit said office for his business shall be made at his own expense and subject to the approval of the Lessor which approval shall be obtained in writing before any alterations are made.

Should the building on said premises be destroyed or so damaged by fire as to render it unfit for occupancy the rent herein provided, or a proportionate part thereof, shall be abated until said premises be restored by the Lessor, or this lease may, at the option of the Lessor, be declared terminated.

In the event of the bankruptcy of the Lessee, or in the event that the Lessee shall be placed in the hands of a receiver or shall make an assignment for the benefit of creditors, the Lessor may at his option declare this lease immediately terminated and may take immediate possession of the premises.

The Lessee covenants and agrees that he will pay all bills for lights, electricity and gas used by him and will keep in repair all water pipes and electric wires and fixtures in said offices; the Lessor agrees to furnish the Lessee a reasonable amount of water, however, in the event the Lessee should use more than a reasonable amount of water the Lessee is to pay for such excess.

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Should the Lessee fail to pay any installment of rent within ten days after the same shall become due, or fail to perform any of the covenants and agreements herein contained, the Lessor may, at his option, either declare the rental for the entire term immediately due and payable and proceed to collect the same, or declare this lease terminated and take immediate possession of the premises, collecting the rental up to the retaking of such possession. The Lessee is to replace at the expiration of this lease, a part of the outer brick wall above Majestic Theatre where a Laboratory window has been cut, if Lessor so desire it.

It is understood that lessee shall have access to waiting room & toilet & janitor service. In witness whereof, the parties hereto have hereunto set their hands and seals the day and year first above written.

In the presence of: F. Jordan (L.S.)  
Hortense Jones, Ernest C. Dye (L.S.)  
W.S. Fewell.

State of South Carolina,  
County of Greenville.

Personally appeared before me Hortense Jones and made oath that she saw F. Jordan as Lessor and Ernest C. Dye as Lessee sign, seal and as - act and deed deliver the within written lease, and that she with W.S. Fewell witnessed the execution thereof.

Sworn to before me this 19,  
day of March, A.D. 1924.

W.W. Griffin (L.S.)  
Notary Public for South Carolina.



Greenville, S.C.

March 24, 24.

This is to certify that I give my consent to the remodeling of the two rooms formerly occupied by Dr. Jas. E. Daniel, in the Jervey-Jordan Bldg. to Dr. E.C. Dye, as outlined to me by him, i e he is allowed to put in the necessary plumbing and lighting equipment, also to remove a part of the present wall that divides the two rooms, in order that he may construct a convenient and modern dental office.

F. Jordan.

The Lessee will replace this wall when he gives up the lease, if the Lessor so desire it. It is also understood that the Lessee is permitted to construct a Laboratory window in the outer wall just above the Majestic Theatre, and that he is to replace this brick wall at the termination of this Lease if the Lessor so wishes it.

Recorded April 9th, 1924.

END OF D