

Lessor, and any alteration or improvements desired by the Lessee at its own cost, must be done under the written sanction of the Lessor and all such alterations or improvements shall be surrendered to the Lessor on the Lessee's removal.

The Lessee shall make good all breakage of glass, and all other injuries done to the premises during the tenancy, excepting such as are produced by natural decay and unavoidable accidents.

And it is further stipulated and understood by the parties to these presents that all of the rents for the leased period has been paid in advance.

And it is further stipulated and understood by the parties to these presents that the Lessor will immediately procure a rent insurance policy in the joint names of the Lessor and Lessee covering the full term of the Lease at Twenty-five Dollars (\$25.00) per month.

In witness whereof, the parties do hereunto set their hands and seals in duplicate this 3rd, day of March, A.D. 1925.

Signed, sealed and

delivered in the presence of:

P. R. Durham,

Catherine Brown  
As to Annie H. Smith.

Annie H. Smith (Seal)  
Lessor.

M. T. Phillips

G. P. Carmichael  
As to L. W. Rogers

L. W. Rogers Company, Inc.

By: R. J. Hudson,  
Sec. Treas.



State of South Carolina,

County of Greenville.

Personally appeared before me P. R. Durham, who, upon being sworn, says: That he saw the within named Annie H. Smith, as Lessor, sign, seal and as her act and deed deliver the within written instrument for the uses and purposes therein mentioned, and that he with Catherine Brown witnessed the execution of the same.

Sworn to before me this 3rd, day of March, A.D. 1925.

P. R. Durham

Catherine Brown (Seal)

Notary Public for S.C.

State of Georgia,

County of Fulton.

Personally appeared before me M. T. Phillips who upon being duly sworn, says: That he saw the within named L. W. Rogers Company, Inc., by R. J. Hudson sign, seal and as its act and deed, deliver the within written instrument and that he with G. P. Carmichael witnessed the execution of the same.

Sworn to before me this 4, day

of March, A.D. 1925.

M. T. Phillips

G. P. Carmichael (Seal)

Notary Public for State of Ga.

Notary Public, Fulton County Ga.

My Commission Expires Nov. 21, 1926.

Recorded March 9th, 1925.



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State of South Carolina, )  
County of Greenville. ) Lease.

This contract, made and entered into at Greenville, this 3rd, day of March, 1925, by and between Arlie H. Smith, the Lessor on the first part, and L. W. Rogers Company, a corporation, the Lessee on the second part,

Witnesseth: That the said Annie H. Smith has granted and leased, and by these presents does grant and lease unto the said L. W. Rogers Company the storeroom known as the Wilton Street Grocery located at 108 Wilton Street, in the City of Greenville according to the Street enumeration of said City with all the appurtenances thereunto belonging.

To have and to hold, the said premises unto the said Lessee, its successors and assigns, for the full term of twenty (20) months, commencing on the first day of March, 1925, and ending on the 31st, day of October, 1926, yielding and paying at the rate of twenty-five (\$25.00) Dollars per month payable on the first day of each successive month thereafter,.

And the said Lessee, for and in consideration of the above letten premises, doth covenant and agree to pay the said Lessor, the above stipulated rent, in the manner herein required.

And it is further agreed, that unless one months notice, in writing, be given, previous to the expiration of the period herein specified by the Lessor to the Lessee, of her desire to have possession of the premises, or to change the conditions of the Lease after such expiration; or the like notice be given by the Lessee to the Lessor of its intention to vacate the premises after such expiration; then it is hereby agreed that this Lease will be considered as extending and being in all its provisions for one year after such expiration; and so to continue from year to year, until such notice be given by either party, previous to the expiration of such extended term.

But the destruction of the premises by fire, or by any other casualty, shall terminate this Agreement.

And it is mutually understood that the Lessee shall make no repairs at the expense of the -

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