

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

This Agreement made between John McSween, hereinafter referred to as Lessor, and James B. League, hereinafter referred to as Lessee: Witnesseth:-

That the Lessor has leased and devised unto the Lessee, that certain lot of land belonging to the Lessor, situate on the west side of North Main Street, measuring approximately twenty (20) feet on North Main Street, by one hundred thirty (130) feet deep, and bounded on the north by lot of W.H. Keith; on the East by North Main Street; on the South by lot of Cleveland and Haynsworth, and on the west by an alley; on which lot there is located a two story brick store building, for the full term of five (5) years, beginning on November 15th, 1925, and ending on November 15th, 1930, at the rental of three hundred (\$300.00) Dollars per month, payable ^{monthly} on the first day of each month.

And the Lessor does further give and grant unto the Lessee, the right and option to renew said lease for the full term of two (2) years, beginning November 15th, 1930, at the rental of Four Hundred (\$400.00) Dollars per month, payable monthly on the first day of each month, provided the lessee shall, on or before say 15th, 1930, give notice in writing to the Lessor, of his purpose to claim said extension, and shall agree in said writing to pay the increased rents as herein provided. In case of failure to give such written notice, then this lease is to terminate on November 15th, 1930.

The Lessee agrees to accept the building, including elevator and all fixtures, in their present condition, and agrees to pay the rentals as herein provided, and on the termination of this lease, he is to surrender the premises in as good condition as they now are, reasonable wear and tear excepted. (Hearing rooms and light fixtures belong to Lessee and are not included herein).

It is a condition of this lease that it shall not be assigned, nor the premises sublet, without the consent of the Lessor in writing.

The Lessee is to keep said premises, including all fixtures, in good condition, and is to pay for any needed repairs to the interior of said building. The Lessor agrees to maintain the exterior of said building and the roof in good condition. Provided, however, that the Lessor shall not be bound to make any said repairs unless and until the Lessee shall give written notice of the necessity therefor.

In case of the total destruction of said building by fire, the Lessee shall be released from the payment of any rents until and unless the said building is restored. In case of partial destruction by fire, the rents shall be abated in proportion to the amount of damages suffered by said building, and until said building shall be restored, when the full amount of said rents shall become payable as herein stipulated.

Should there be default in the payment of any monthly rental for a period of thirty days, the Lessor shall have the right to cancel this lease and retake the premises, but this shall in no way impair his remedy for past due rents.

Executed at Greenville, S.C., this 11th, day of December, A.D. 1925.

In the presence of:
Miss Estelle Stradley
Jno. L. Parks
As to Lessor.

John McSween (L.S.)
Lessor.
James B. League (L.S.)
Lessee.

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Miss Estelle Stradley
Jno. L. Parks
As to Lessee.

State of South Carolina,
County of Greenville.

Personally appeared before me Miss Estelle Stradley and made oath that she saw the within named John McSween, as Lessor, sign, seal and as his act and deed execute the within written Agreement, and that she with Jno. L. Parks witnessed the execution thereof.

Sworn to before me this 11th,
day of December, 1925.

Jno. L. Parks (L.S.)
Notary Public for S.C.

Miss Estelle Stradley

State of South Carolina,
County of Greenville.

Personally appeared before me Miss Estelle Stradley and made oath that she saw the within named James B. League, as Lessee, sign, seal and as his act and deed execute the within written Agreement, and that she with Jno. L. Parks witnessed the execution thereof.

Sworn to before me this 11th,
day of December 1925.

Jno. L. Parks (L.S.)
Notary Public for S.C.

Miss Estelle Stradley

Recorded December 11th, 1925, at 4:25 P.M.

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