

day of each and every consecutive month during the period aforesaid. Whether or not the Lessee are to occupy the space now occupied by the Western Union Telegraph Company, is to be determined absolutely by the Lessor; and the Lessee agree to notify the Lessor in writing on or before October 1, 1925 whether or not they are to rent the store room now occupied by the Western Union Telegraph Company.

The Lessor agree to pay for the heating of either above store rooms during the months that heat may be needed and endeavor to employ someone to operate the boiler in order to furnish heat.

The Lessee agree to make good all breakage of glass and other damages resulting to said premises not due to ordinary wear and tear, arising from a reasonable use thereof nor injury by the elements. All repairs, alterations and changes of any kind to the above store room, including water works, furnace pipes, radiators, etc., located in said store room and incident to said store room, are to be paid for by the Lessee. The Lessee agree to keep the said store room in a state of repair that is satisfactory to the Lessor.

It is further agreed that no changes, alterations or improvements are to be made to said premises, covered by this lease without the written consent of the Lessor, and any changes, alterations or improvements will be made at the expense of the Lessee unless agreed to in writing by the Lessor.

The space occupied by the Lessee is to be used for a candy kitchen, fruit stand, ice cream parlor, or any other business acceptable to the Lessor.

It is further agreed that if the premises of the building thereon are so injured or destroyed as to render them unfit for use and occupancy, as a store room, thereupon this lease may be terminated at the option of either party hereto; that this lease shall not be assigned or the premises sublet without the written consent of the Lessor; that if the rent is not paid within ten days at any time after same shall have become due, this lease may be terminated at the option of the Lessor.

Upon the Lessee paying the rent as herein provided and at the time stated and keeping and performing all the other terms and conditions herein stated, they may have peaceable and quiet possession of the premises hereby demised for the term aforesaid, but, upon failure to pay the rent as provided, and at the time stated, Lessor may thereupon terminate this lease, remove all persons therefrom, re-enter and take possession and Lessee will quit and surrender said premises in as good condition as when they received, the same.

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In Witness thereof the parties hereto do in duplicate set their hands and seals the day and year first above written.

Signed, Sealed and delivered in the presence of
 J. H. Morgan.
 W. H. Carlisle.

Clinton J. Morgan (L.S.)
 Jas. H. Morgan Jr. (L.S.)
 James Theodore (L.S.)
 William Theodore (L.S.)

State of South Carolina,
 County of Greenville.

Personally comes before me W. H. Carlisle who, on oath, says he saw the within named Clinton J. Morgan and Jas. H. Morgan Jr.; Jas. Theodore and William Theodore, sign seal and as their act and deed deliver the foregoing lease and that he with J. H. Morgan witnessed the execution thereof.

Sworn to and subscribed before me this the 31st day

of July, 1923,
 W. B. Boyd,
 Notary Public for S.C.



W. H. Carlisle.

Recorded March 5th. 1924.

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