

State of South Carolina,
County of Greenville.

This Indenture made and entered into this the 12th day of Feb 1924, by and between Ella V. Rhodes of the one part, hereinafter referred to as Lessor, and Grady L. Foster, of the other part, hereinafter referred to as Lessee.

Witnesseth:

That the Lessor has let and rented to the Lessee and he has hired and taken from her that certain two story store building situate on the East side of North Main Street between Coffee and North Street, known as Southern half of the Rabb Building, for the term beginning the first day of February, 1924, and ending the first day of September, 1926. For the use and occupation of said premises the Lessee will pay and the Lessor receive as rent therefor, the sum of Three Hundred Fifty (\$350.00) Dollars for each month during said period, due and payable at the end of each successive month.

It is further agreed that the said Lessee also has the use of the stairway leading to the second story, to the extent that the said Lessor has the same.

It is further agreed that any and all improvements made to and in said building shall be at the expense of the Lessee, and belong to the Lessor when the said Lessee shall quit and surrender the premises.

It is further agreed that the manner of the use and occupation of said premises will not be such as to increase the fire hazard, injury, the building, or damage the same.

It is further agreed and understood that the said Lessee upon the payment of the rent as the same shall become due, and keeping and performing all of the terms and conditions herein, shall have the option of extending this lease upon the same terms for two years and five months from the expiration of the period aforesaid, provided, however, he gives notice in writing of his intention to exercise said option, sixty days prior to September 1st, 1926.

It is further agreed that if said premises are so injured or destroyed as to render them unfit for occupancy then this lease may be terminated by either party, that, if the Lessee goes out of business, becomes insolvent, goes into bankruptcy or receiver, then the Lessor may terminate this lease.

Upon the Lessee paying the rent when due and keeping and performing all the other conditions herein he may have possession of said premises for the time aforesaid and will at the expiration of this lease or sooner (Next Page).

Transferred and assigned for value received to R. D. Bates, April 20th, 1925. Signed in the presence of: R. H. Taylor, J. H. Howell.

Ella V. Rhodes.

Grady L. Foster.

determination thereof will quit and surrender said premises in as good condition as he now finds them, injury and destruction as aforesaid or damage by the elements excepted. Time is of the essence of this contract.

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

In the Presence of:
Lula R. Smith.
B. A. Morgan.

Ella V. Rhodes (Seal)
Lessor.
G. L. Foster (Seal)

State of South Carolina,
County of Greenville.

Personally come before me Lula R. Smith who upon oath says that she saw the within named Ella V. Rhodes, Lessor and Grady L. Foster, Lessee, sign, seal and as their act and deed deliver the within written Lease, and that she with B. A. Morgan, witnessed the execution thereof.

Sworn to and subscribed before me this the 12th day of February, 1924.
B. A. Morgan (Seal)
Notary Public for S.C.

Lula R. Smith.

Recorded March, 14th - 1924.

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