

State of South Carolina,
County of Greenville.
H. H. Griffin lessor in consideration of the rental herein
after mentioned, have granted, bargained and released
and by these presents do grant, bargain, and lease
unto B. J. Foster and O. O. Smith lessee for the following
use viz; Hotel or Rooming House, upstairs apartments
at the corner of Academy & W. Coffee sts. entrance at
18 W. Academy, and the adjoining apartment entrance at
235 W. Coffee St. for the term of five years beginning
the first day of October 1925 and ending the thirtieth
day of September 1930, and the said lessee in consideration
of the use of said premises for the said term promises
to pay the said lessor the sum of Fifty-five (\$55.00) Dollars
per mo. for the first year, Sixty-Five (\$65.00) Dollars
per month for the second year, Seventy-Five (\$75.00) Dollars
per month for the remaining three years, payable in
advance on the first of each and every month.

The lessee hereby agree to take the building just as it
stands unless otherwise agreed upon in writing, and
the lessee only require of the lessor the use of the
premises for the business mentioned but no other.

The lessor to repair the roof should it leak, it is also
fully agreed that the roof is considered sound and the
lessor not to pay any damages from leaks should
any occur. Use of the premises for any business other
than herein called for shall cancel this lease if the
lessor so desires and give notice of same in writing.
If the business is discontinued or the premises vacated
before the expiration of the lease then the whole of
the unexpired time becomes immediately due and payable.
Outside signs to be erected that may connect with the
parapet or any other outside part of the building must
be consented to by the lessor before being erected.

No signs or lettering to be painted on outside walls.
The said H. H. Griffin agrees to furnish the water
for the above described apartments, and agrees to give
the said B. J. Foster and O. O. Smith the privilege
of releasing the above described property at the
expiration of this lease, for an additional five years
at a rental not to exceed One Hundred (\$100.00) Dollars
per month.

To Have and to hold the said premises unto the
said lessee B. J. Foster and O. O. Smith executors or
Administrators for the said term.

But the destruction of the premises by fire or making
it unfit for occupancy or other casualty, or - months
arrear of rent shall terminate this lease if the lessor
so desires. The lessee agree to make good all breakage