

State of South Carolina
County of Greenville

This agreement made between Nellie H. Mackey, hereinafter called the lessor, and Wilber W. Marmaduke, hereinafter called the lessee, witnesseth:

1.- In consideration of the rental and other stipulations below named the lessor has granted, bargained and released and by these presents does grant, bargain and lease unto the lessee those certain two upper floors of the building belonging to said lessor, operated as a furnished apartment of hotel, said building being located at numbers 100-104 East Washington Street, in the City and County of Greenville, State of South Carolina. Said building is located and designated further as being at the Southeast Corner East Washington and Brown Streets, the building itself being known locally as the Jennings Building and the two upper floors being known and operated as the Washington Apartments. Said lease is for the term 60 months, commencing on the 1st day of December 1930 and ending on the 30th day of November 1935, for the aggregate rental of \$5,000.00, which it is agreed will be paid at the rate of \$250.00 per month, payable monthly on the first day of each month in advance, beginning December 1st 1930.

2.- The lessee aforesaid to have the use of the beds, beddings, blankets and pillows, linens and other household goods and furniture in the said building or rooms or apartments. Inventory of same being attached hereto and made a part of this agreement, all of which property is to be well cared for by the lessee and to be returned to the lessor at the termination of this lease in as good condition or order, as when received. If either the premises or the property is abused in such a way that would be unreasonable, this lease shall terminate upon 30 days written notice at the option of the lessor. It is understood that the premises are not to be used for any purpose that is in violation of the State or Federal Laws. It is further agreed that should the rent not be paid when due, the entire amount still due under the terms of this lease shall become due and payable immediately.

3.- The lessor to pay all taxes and insurance on said property but the lessee to pay all water, lights and telephone bills and all operating expenses, including heat.

4.- It is further agreed that the destruction of the premises by fire or other casualty shall terminate this lease and that thirty days default in the payment of the rent shall terminate this lease at the option of the lessor. The lessee to take good care of the premises to bear the expenses of ordinary repairs, to keep the building in good condition, and to make no material

alterations or repairs in same without the written consent of the lessor. It being especially agreed that the lessee keep the heating plant in as good condition as when he received it.

5.- To have and to hold the said premises, consisting of the two upper floors of furnished rooms, unto the said lessee his executors, administrators and assigns for the term aforesaid, provided however that the said lessee, his representatives and assigns shall not have the privilege of sub-letting the premises or to assign this lease without the written consent and agreement of the lessor, and any such attempted sub-lease or assignment shall be void and of no effect, this provision not to interfere, however, with the right of the lessee to rent the rooms to lodgers in his ordinary business of conducting an apartment or hotel.

6.- This lease it is understood will end without further notice on November 30th 1935. And to these presents we do hereby jointly and severally bind ourselves and our executors, administrators and assigns.

Witness our hands and seals this 8th day of November 1930

witnesses
Ashley A. Rautler
H. S. Lowery

Nellie H. Mackey (Lessor)
W. W. Marmaduke (Lessee)

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personally comes before me Ashley A. Rautler and makes oath that he saw the within named Nellie H. Mackey and Wilber W. Marmaduke, sign, seal the within written instrument, and that he with H. S. Lowery witnessed the execution thereof.

Sworn and Subscribed to Ashley A. Rautler
before me this - day of November 1930

Notary Seal
Notary Public for S. Carolina

S. C. Stamps \$6.00

Recorded Nov 10th 1930 at 8:30 am.

END OF Doc.