State of South Carolina
County of Greenville

I Mae J. Sullivan of Charleston, S.C. lessor in consideration of the rents hereinafter mentioned have granted bargained and released and by these presents do grant bargain and release unto Frank L. Buxton of Greenville S.C. lessee for the following use viz. my residence 311 [illegible] Street Greenville S.C. for the [illegible] for residence purposes only for the term of Twelve months beginning March 4th 1926 and ending March 4th 1927 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 forty & 00/100 dollars per month payable in advance. The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing and the lessor only requires of the lessee the use of the premises for the business mentioned but no other. The lessor agrees to repair the roof should it leak, it being 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 desire 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.

Said lessee hereby agrees to maintain and keep in repair all of the water & toilet equipment now installed in the premises and to replace any broken window lights and to keep in repair electric equipment also replace any damage to said premises [illegible] during the term of this lease.

Said lessee waives the lessor's rights and will immediately vacate the premises upon the termination of this lease.

To have and to hold the said premises unto the said lessee, Frank L. Buxton his executors or administrators for the said term, it is agreed by the parties hereto that this lease shall continue from year to year on the same terms unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party one months written

notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty or one months arrear of rent shall terminate this lease, if the lessor so desires, the lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 6th day of Febuary 1926

Witness
R. Judson Moore
P. C. Poag

Frank L Buxton (Seal)
Mae J. Sullivan (Seal)

State of South Carolina
County of Greenville

Personally comes R. Judson Moore and make oath that he saw the within named Frank L Buxton & May J Sullivan sign and seal the within written instrument and that he with P. C. Poag witnessed the execution thereof

Sworn to before me this 6th day of Feby 1926
P. C. Poag
Notary Public, S.C.

R. Judson Moore

Recorded Febuary 15th at 10:00 A. M. 1926

END OF DOC