

State of South Carolina } Agreement
 County of Greenville }

This memorandum of agreement made and entered into this 11th day of January, 1926, by and between M. C. Westmelt and J. D. Caluse, parties of the first part, and F. A. Talbot, party of the second part, all of said parties being residents of the State and County aforesaid, witnesseth:

That for and in consideration of the sum of Three Hundred Twenty-five (\$325.00) Dollars per month, the parties of the first part do hereby lease unto the party of the second part that certain property now occupied by a garage and filling station on the northwest corner of Washington and Academy Streets in the City of Greenville, S. C. for a period of three years, commencing January 1, 1926.

The party of the second part accepts said lease and the property therein covered and agrees to pay the monthly rental of Three Hundred Twenty-five (\$325.00) Dollars per month, as above set forth.

The party of the second part is hereby given the privilege of renewing this lease for a period of two years from its termination at the same rate, provided he shall give the parties of the first part at least thirty days notice in writing of his intention to do so before the expiration of this lease.

This lease shall not be affirmed nor any of the property herein covered shall be sublet without the written consent of the parties of the first part endorsed on this lease.

Should the party of the second part be more than two months in arrears in the payment of the rent as herein specified, then the parties of the first part may re-enter the premises and dispossess the party of the second part without resort to any Court.

To the faithful performance of the terms and conditions hereof, the parties hereto bind themselves, their heirs, administrators and assigns.

In witness whereof, the parties hereto have executed this Agreement in duplicate the day and year first above written.

Witness the hands and seals of the parties hereto.