

Lease  
 Executed in duplicate  
 State of South Carolina  
 County of Greenville

This indenture made and entered into by and between Annie Curry Griffin, hereinafter styled the Lessor, and the Greenville News Company, of Greenville S.C. hereinafter styled the Lessee.

Witnesseth

That the Lessor has hereby let and rented to the Lessee, and the Lessee has hired and taken from the Lessor the basement and first or ground floor, (with exception of store room designated as #302 S. main Street and vestibule) and the entire second floor of the Greenville News building situated on the east side of South main Street in the City of Greenville, South Carolina, for a term of ten (10) years, beginning August 1st, 1926 and ending August 1st, 1936, at the monthly rental of \$45.00 (four hundred fifty dollars) per month for the first five years or until August 1st, 1931, and then at the monthly rental of \$50.00 (five hundred dollars) per month until August 1st, 1936, payable on the last day of each and every month during the continuance of this lease. It is agreed that if any rent shall be due and unpaid, or if default be made in any of the covenants herein contained, the rent for the whole unexpired term of the lease shall at once become due, payable and distainable the Lessee, shall upon three days notice vacate the leased premises, and the Lessor may reenter and take possession. The said premises and appurtenances, including electric light fixtures, locks, keys, and other fittings and fixtures, are delivered in good order and the Lessee obligate to keep the same in like good order during the term of this lease and to comply with all City ordinances at own cost. The Lessor shall not be responsible for any repairs not caused by its fault or negligence, except such as may be needed to the roof or rendered necessary by fire or other casualty; nor for damage caused by leaks, except in case of positive neglect to have the repairs made within a reasonable time, after receiving from the Lessee written notice of such leaks and of damage being caused thereby. The Lessee binds itself to make no alterations to said premises to put anything therein, nor commit any act, which would forfeit

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For Assignment of this Lease See Deed Book 178, Page 597

the insurance or increase the rate; to make no sub-lease, nor transfer said lease in whole or in part, nor use the premises for any other purpose than specified, without the written consent of the Lessor; nor to give or grant to any one the use or occupancy of any portion of said premises for kitchen or other purposes without like written consent, and at the end of this lease, to return without further notice, possession of the said premises and appurtenances, by actual delivery of the keys to the Lessor, in like good order as received, the usual decay and wear and tear only excepted. And should the Lessee, in any manner violate any of the terms or conditions of this lease, or any of the rules and regulations appearing at the end of the lease and made part, the Lessor hereby expressly reserves to itself the right of cancelling said lease and Lessee hereby assenting thereto and expressly waiving the legal notice to vacate the premises. In the event that the Lessee vacate the premises or do anything that threatens the collection of Lessor's rent or endangers Lessor's lien and privilege, Lessor may, at his option without consent of Lessee enter said premises and lease or rent the same for account of the Lessee. The Lessor hereby also reserves to itself the right to post and keep posted on the premises a card or cards "for rent" during the timely days preceding the expiration of this lease and the Lessee will during that time allow parties to visit the property when properly authorized by the Lessor. The rules and regulations in regard to the said building, printed at the end of this lease, and all further rules and regulations, or therein referred to shall constitute a part of this agreement, and as such shall during the term of this lease, be in all things observed and performed by the said Lessee, and by its clerks, servants and agents. 19 whether or not wish to retain the premises for one year, from the expiration of this lease. Failure to do so will ipso facto operate the renewal of this lease for one year. The Lessor shall in like manner notify the Lessee, or his agent in writing on or before the first day of 19 (if it wishes to terminate the lease at the expiration of the current year.

In witness whereof the parties have hereunto set their hands and seals this 5th day of February 1927

Annie Curry Griffin (L.S.)  
 Lessor

The Greenville News Company (L.S.)  
 Lessee

By B.H. Pesce Pres & Treas.  
 and

signed, sealed and delivered in the presence of  
 W.J. Mitchell  
 Mimmie S. Crane



over