

State of South Carolina.
County of Greenville.

This Agreement made and entered into by and between John I. Woodside, by The William Goldsmith Company, agents, Party of the first Part, hereinafter called the Lessor, and W. P. Morris, Party of the second Part, hereinafter called the Lessee, witnesseth:

That for and in consideration of the rent to be paid, and the terms and conditions hereinafter stated, the Lessor has let and rented, and by these Presents does let and rent to the Lessee, and the Lessee by these Presents has hired, rented and taken from the Lessor that portion of the Old Mansion House Building consisting of all stories above the ground floor which are directly over and above the storerooms now occupied by Hartzog's Drug Store and store formerly occupied by U. S. Woolen Mills, situated on the west side of South Main Street in the City and County of Greenville, State aforesaid, for the term and period of one year, beginning the first day of September, 1927, and ending the 31st day of August, 1928.

In the use and occupancy of said Premises the Lessee hereby covenants and agrees to pay, and the Lessor agrees to receive and accept, the sum of Twenty seven hundred Dollars, payable in monthly installments of Two hundred Twenty-five Dollars in advance on the fifteenth day of each and every calendar month for and during said term, beginning September, 15th, 1927.

The Lessee agrees hereby without any previous demand therefor to pay the said sum of Two hundred Twenty-five Dollars on the fifteenth day of each calendar month hereafter, being the rent in advance for that month, and the Lessor to have a lien upon all the Property of the Lessee placed in said Premises as building to secure payment of said rent, and the Lessee further agrees that in event of his failure to pay said rent that, any time any payment shall be past due thirty days or the rent shall be thirty days in arrears and unpaid the Lessor may take possession of said Premises without notice or proceedings of any kind, or if default be made in any of the covenants herein the rent for the whole unexpired term of this lease shall, ^{at once} become due, payable and distrainable, and the Lessee agrees to immediately vacate the said Premises.

The Lessee hereby agrees, as a part of the consideration herein, to replace and repair all broken window panes

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and glass and to repair other parts of the Premises, at a cost of at least one hundred Dollars, and upon the Lessee presenting the Lessor receipts, showing said expenditures, then the Lessor agrees to credit the Lessee with one hundred dollars on the first month's rent. In other words, when said repairs and improvements have been completed and receipts, bills approved, the Lessee will only be due for the month of September the sum of one hundred Twenty-five dollars, and for the entire year the sum of Twenty-Six hundred dollars.

It is further understood and agreed that the Lessor will furnish the necessary fuel for the comfortable heating of said Premises and the Lessee will fire the furnace to heat the building and keep said furnace and furnace room clean and in good condition, and be responsible for the supplying of sufficient heat to the guests or roomers and other tenants in said building, and for damage to heating plant.

It is further understood and agreed that the Lessee shall keep and maintain the Premises in a clean condition, the same shall not be operated as to constitute a nuisance, and in conformity with the rules, regulations and instructions of the State Hotel Inspector, and make all necessary repairs at his own expense as may be designated and required by said Inspector. The Lessor shall not be responsible for any repairs, except as may be caused by his fault or negligence or as may be necessary to the roof or rendered necessary by fire or other casualty, and shall not be liable to the Lessee for anything or manner of thing arising from the negligence of the Lessee or his failure to keep the Premises in a proper condition. No alterations, additions or improvements shall be made by the Lessee without the written consent of the Lessor endorsed upon this lease, and all alterations, additions and improvements made by either of the Parties hereto upon the Premises, except movable furniture put in at the expense of the Lessee, shall be the property of the Lessor and shall remain upon and be surrendered with the Premises at the termination of this lease.

The Lessee shall not, without the written consent of the Lessor first endorsed upon this lease, allow said Premises to be used for any purpose other than a hotel or lodging house, or assign this lease for the whole or any portion of the