

Slate of South Carolina } Agreement  
County of Greenville }

This Agreement or Lease, made and entered into this 4th day of November, 1929 by and between George St. Batson, hereinafter called the Party of the First Part, and J. G. Skelton, hereinafter called the Party of the Second Part, witnesseth, that:

I  
It is declared that the Party of the First Part owns and declares that he is the owner of that lot of land and the buildings situated thereon, known and designated at Lot no. 6 and part of no. 7, of the H. D. Workman property recorded in Plat Book "5", Page 293, near Southern Depot and Washington Street, being the same conveyed to him by Deed of George E. Carr, dated June 18, 1929, and recorded in Deed Book 145 Page 342, and wherein the said Party of the Second Part, in his own right, leasing from the Party of the First Part the above said building, it is hereby agreed:

II  
That Party of the First Part does hereby lease and demise to the Party of the Second Part, the said lot and buildings situated thereon, for a period of five years beginning December 1, 1929, and ending November 30, 1934, at a monthly rental of \$45.00 per month payable in advance, beginning December 1, 1929.

III  
That in full consideration of this Agreement, and without which it would not have been entered into by the Party of the First Part, the Party of the Second Part, in his own right, did and the above Lease on said buildings for an additional five years from November 30, 1934, at the same rental of \$45.00 per month, and to purchase the said lot and buildings thereon, at a sum of Seventy Five hundred (\$7500.00) Dollars, payable in cash. This option to purchase may be exercised at any time, by the said Party of the Second Part.

IV  
It is further agreed that the Party of the First Part is to repair and replace any part of the buildings that it may become necessary

to repair or replace, unless the repairs become necessary by reason of the wilful negligence of the Party of the Second Part, or Philic Aguta. It is further agreed that the Party of the Second Part may make any alterations or repairs he may desire, at his own expense.

V  
It is further agreed that the Party of the Second Part may carry insurance on the buildings if he so desires. Should the buildings be destroyed by fire or damaged in such a way that it could not be used by Party of the Second Part for his business, then the Party of the First Part agrees to rebuild or repair such buildings, within a reasonable time, no rent to be paid during the time the said buildings are being repaired, said Lease and option to be extended for the time said building is untenable.

VI  
The Party of the First Part does covenant and agree that at present there are no liens or mortgages with the exception of a mortgage to Charles McAlister for the sum of Two Thousand (\$2,000.00) Dollars.

VII  
It is further understood and agreed that the Party of the Second Part is to have the privilege of assigning this lease with all rights, privileges and liabilities under same, to a corporation of which he will be the principal stockholder.

And witnesseth, whereof, the said Parties do hereunto set their hands, the year and date first above written.

Witness:  
John E. Johnston  
A. C. Batson  
Geo. St. Batson  
Party of the First Part  
J. G. Skelton  
Party of the Second Part.

Slate of South Carolina } Verification  
County of Greenville }

Personally appeared before me A. C. Batson who being duly sworn states that he saw the within named George St. Batson, Party of the First Part, and J. G. Skelton, Party of the Second Part, sign, seal and as their act and deed, deliver the within written agreement, and that he with John E. Johnston