

The State of South Carolina, Lease
 County of Greenville
 of the Agreement made and entered into
 this 12th day of April, 1929, by and between St. Jordan
 of Greenville, S.C., Lessee, and St. J. Williams of Summerville,
 S.C., Lessor.

Witnessed:

In consideration of the payments made, and
 to be made, by the Lessee as hereinafter provided,
 and of the covenants by the Lessee hereinafter set
 forth, the Lessor does hereby lease and demise
 unto the Lessee:

All that certain store room on the East side
 of North Main Street, in the City of Greenville, known
 and designated as No. 227 North Main Street, said
 store room containing only one floor and base-
 ment.

To Have And To Hold unto the Lessee from and
 during the term beginning January 1st, 1929 and
 ending December 31st, 1931, for the use and purpose
 of operating therein and thereon a florist business.

The Lessee covenants and agrees to keep
 the roof of the building in good order. All other
 repairs or alterations are to be made by the
 Lessee at his own expense and subject to the
 approval of the Lessor.

For consideration of the premises, the Lessee
 does hereby covenant and agree that he will
 pay unto the Lessor a rental of two hundred
 (\$200.00) Dollars per month for the year 1929, two
 hundred and twenty five (\$225.00) Dollars per
 month for the year 1930 and two hundred and
 fifty (\$250.00) Dollars per month for the year 1931,
 to be paid monthly in advance on the
 first day of each and every month.

The Lessee does hereby covenant and agree
 that he will not assign this lease, nor sublet
 said premises or any part thereof, nor make
 any alterations therein without the consent in
 writing of the Lessor, that he will use
 said premises for the purpose of conducting
 a florist business and for no other purpose
 and will not use, nor permit said premises to
 be used for any unlawful purpose, nor permit
 thereon anything which may be or become a
 nuisance, that he will not do, or permit to
 be done on the said premises anything which
 may render void or voidable any policy for

Wm. St. J. Williams
 Lessor

insurance of said premises against fire, nor which
 may render any increased or extra premiums payable
 for such insurance, and that at the expiration of
 the term, he will deliver up said premises in
 as good condition as they shall be at the beginning
 of the term, reasonable wear and tear excepted.

Should the building or said premises
 be destroyed, ^{or so damaged} by fire as to be rendered unfit for
 occupancy, the rent herein provided, or a proportion-
 ate part thereof, shall be abated until said premises
 shall have been restored by the Lessor, or the
 lease may at the option of the Lessee or Lessor
 be declared terminated.

In the event of the bankruptcy of the
 Lessee, or in the event that he should be placed
 in the hands of a Receiver, or should make an
 assignment for the benefit of creditors, the
 Lessor may at his option declare this lease
 immediately terminated and may take
 possession of the premises.

Should the Lessee fail to pay any install-
 ment of the rent within ten (10) days after the
 same shall become due or fail to perform
 any of the covenants and agreements herein
 contained, the Lessor may at his option,
 either declare the rent for the entire term
 immediately due and payable, and proceed
 to collect the same, or may declare this lease
 terminated and take immediate possession of
 the premises, collecting the rental up to the
 retaking of such possession.

The Lessee agrees to furnish the Lessor
 nothing other than reasonable water and heat,
 and the Lessor further gives to the Lessee
 the right and privilege of renewing this lease
 for a period of two years at a price to be
 agreed upon, provided, however that the
 Lessee shall, prior to the expiration of this
 lease give to the Lessor in writing not
 less than sixty days notice of his intention to
 renew the lease.

In Witness Whereof the Lessee and the
 Lessor have hereunto set their hands and
 seals this 12th day and year first above written.

In the presence of St. Jordan (Seal)
 Clyde Allen Lessee

Allen W. Haskins St. J. Williams (Seal) Lessor

William H. Thomas

"Over"