

Based on Gold value of .56 chs per dollar

State of South Carolina,
County of Greenville.

This agreement, made on this the 23rd day of May, A. D. 1935, between Realty Co. of Greenville, S. C. (hereinafter designated as the "Owner"), party of the first part, and J. N. Baker (hereinafter designated as the "Lessee"), party of the second part.

WITNESSETH:

That the said owner, in consideration of the payment to him by the said lessee promptly when due, of the various sums of money hereinafter specified and the performance by said lessee of the various covenants herein undertaken by him, does hereby let, lease and demise unto the said lessee all that certain Storeroom 17½ x 130 feet more or less, on N. Main St. near College St. in the City of Greenville, in said County and State; Being known as 243 N. Main St.

To have and to hold the said premises from the 1st day of Sept. A. D. 1935 to the 31st day of August A. D. 1940, at noon.

And the said lessee does hereby accept this lease upon the terms and conditions herein set forth, and in consideration of the letting of the premises to him, does hereby agree to pay to the said owner, as a rental for said premises the sum of One hundred, fifty & no/100 dollars (\$150.00) per month during said term; rent to be paid monthly in advance on the 10th day of each and every month during the said term; with the option to the Lessee to renew this lease for an additional five years from Aug. 31, 1940 at \$200.00 per month otherwise on same terms and conditions.

The said lessee has examined the said building and premises and found the condition thereof entirely satisfactory, and he agrees to exercise due and proper care in the use and occupancy thereof; and not to make or suffer any waste thereof, nor lease or underlet nor permit any other person to occupy or improve the same or make or suffer to be made any alteration therein, but with the approbation of said owner thereto in writing having been first obtained; and that the owner or his agent may enter to view and make improvements and to expel the lessee if he shall fail to pay the rent as aforesaid or make or suffer any waste thereof. It is particularly agreed that no nails or tacks shall be driven in any of said walls without the specific permission of said owner, and that said property shall not be defaced or damaged in any manner, but shall be kept clean and in good condition.

And it is further agreed that the owner shall keep the roof of said residence in proper repair; but shall not be liable for damages to the person or property of said lessee or any other person resulting from defects, in the roof or any other portion of said building, the foundations thereof or anything connected therewith until after receiving written notice of such defects and unless or willful negligence or delay in remedying the same; and that said lessee shall make all other necessary repairs, including specifically the replacing of all broken glass and the repairing or replacing of all pipes, wires, fixtures and other appliances connected with or pertaining to the gas, electric and water supplies and the plumbing and sewerage of said premises, the heating plant included and shall make good all damage to said premises resulting from any cause except lightning or wind storm and except fire not due to the negligence of said lessee or any other person on the premises by his possession expressed or implied.

And it is further agreed that said lessee shall make no alterations or repairs (except those noted in the preceding paragraph) or assign this lease without the written consent of said owner; and that if any rent payment herein stipulated shall at any time be past due and unpaid for a period of ten days after the time herein fixed for such payment, or if said lessee or any other person occupying said premises shall be adjudged bankrupt or shall become insolvent or make an assignment for the benefit of creditors, or shall abandon said premises: or shall make default in or violate any of the conditions hereof, then it shall be lawful for said owner or his agents, without suit or process, to forthwith or within a reasonable time thereafter declare this lease terminated, enter upon said premises and resume the possession thereof, and remove all persons therefrom as tenants holding over after the expiration of their lease and for non-payment of rent; and the said lessee hereby waives notice from said owner of such intention or fact of termination; and in such event said lease shall, at the option of said owner, forthwith terminate; and upon the termination of this lease or any extension thereof in any manner the said lessee hereby agrees to immediately remove from said premises and to surrender to said owner the peaceable possession thereof in as good condition as the same are now in, reasonable wear and tear and use thereof excepted.

And it is further agreed that should said building on said premises be destroyed or damaged by windstorm or lightning or by fire or other accident not caused by the negligence of said lessee, or any other person on the premises by their permission, express or implied, the said owner shall, within two weeks after notice of such destruction or injury, elect whether he will repair and restore such building to its former con-