

State of South Carolina,  
County of Greenville.

This Indenture made and entered into this the 13th day of March 1937, by and between E. S. Burns by J. A. Green Agents of the first part, hereinafter called the Landlord and J. M. Hendricks hereinafter called Tenant.

Witnesseth:

The said Landlord has hereby let and rented to the said Tenant, and he has hired and taken from the said Landlord One House and seven Acres of Land on Sonister Road near East South School about six miles from Greenville, S.C. for the term of Beginning March 10th 1937 and extending to Jan 1st 1938.

to commence the 10th day of March, 1937, for which he is to pay the sum of Twenty Dollars per month Lessee agrees to pay in monthly payments of \$20.00 each on the 10th day of each month in advance.

It is further agreed that the said Tenant will pay all water and light bills keep in repair at his own costs all water and sewer pipes and fixtures and accessories used in connection therewith and in the same manner keep in repair all light wires, conduits, fixtures and in like manner repair all parts of the premises that may get out of repair except as is hereinafter stated.

It is further agreed that the aforesaid premises shall be used as a  and that this lease shall not be assigned nor the premises sublet without the written consent of the said Landlord.

It is further agreed that any and all damages done to said premises, or any part thereof, by the negligence and carelessness of the said Tenant, members of his family, servants, agents and employees shall be borne and made good by the said Tenant and all glass broken while the premises are in possession of said Tenant shall be replaced by him.

It is further agreed that the said Landlord shall not be liable for any damage caused by water leaking through the roof, or otherwise, unless he shall not repair the same within a reasonable time after written notice so to do.

It is further agreed that said premises shall or will not be used for any purpose other than as hereinbefore stated; that the Tenant will keep them clean and sanitary and at his own cost cut away weeds and grass as same may be needed to keep the premises in a neat and proper condition.

It is further agreed that no signs will be painted on either the outside or inside the walls of any building forming a part of the above premises.

That the Landlord, his representatives, agents, prospective purchasers, prospective lessees, or assigns may from time to time enter for the purpose of viewing and showing said premises, and at any time within 90 days next preceding the expiration of this lease, may apply to some suitable part of the said premises a notice to rent or to sell the same, or any part thereof, and keep the notice affixed without molestation.

It is further agreed that the Tenant at the end of the aforesaid term, or upon a sooner determination of this lease, will quit and surrender the said premises in as good condition as he finds them, damage by ordinary and careful use thereof, and by the elements, excepted, provided, that if the buildings on said premises are so injured or destroyed as to render them unfit for occupancy, then this lease may be terminated by either party hereto.

It is further agreed that if the Tenant fails in business, gets into the hands of a Receiver, goes or is put in Bankruptcy, this lease may be terminated at the option of the Landlord.

It is further agreed that any rent coming due and not paid within five days after it is due, or if the Tenant violates any other agreement herein, then and in either event the Landlord may at his option declare this lease at an end re-enter and take possession of the said premises and remove all persons therefrom without suit or process, the Tenant waiving all notice. That time is of the essence of this indenture.

Upon the Tenant paying the said rent and at the times provided,