

The State of South Carolina.

This Indenture, made and concluded at Greenville S.C. this first day of March eighteen hundred and ninety five, by and between Betty F. Williams the Lessor on the first part, and Isaac M. Bryan the Lessee on the second part,

Witnesseth, that the said Betty F. Williams have granted and leased, and by these presents doth grant and lease unto the said Isaac M. Bryan the Two Story Residence known as Cor. Brunswick & Butler Ave, with all the appurtenances thereto belonging:

To Have and to Hold, the said premises unto the said Isaac M. Bryan his Executors, Administrators and assigns for the full term of Two years, commencing on the first day of March 1895, and ending on the first day of March 1897, yielding and paying therefor at the rate of Two hundred dollars per annum payable monthly to wit: Sixteen & two thirds dollars,

And the said Isaac M. Bryan his Executors, Administrators, and assigns, for and in consideration of the above letter premises, doth covenant and agree to pay to the said Betty F. Williams Executors, Administrators and assigns, the above stipulated rent, in the manner herein required. And it is further agreed, that unless Two months notice, in writing be given, previous to the expiration of the period herein specified by the Lessor to the Lessee, of her desire to have possession of the premises, or to change the conditions of the Lease after such expiration, or the like notice be given by the Lessee to the Lessor, or his intention to vacate the premises after such expiration, and so to continue from year to year, until such notice be given by either party, previous to the expiration of such extended term. But the destruction of the premises by fire, or by any other casualty, shall terminate this agreement. And it is mutually understood that the Lessee shall make no repairs at the expense of the Lessor, and any alterations or improvements desired by the Lessee at his own cost, must be done under the written sanction of the Lessor, and all such alterations or improvements shall be surrendered to the Lessor on the Lessee's removal. The Lessee shall make good all breakage of glass, and all other injuries done to the premises during his tenancy, excepting such as are produced by natural decay and unavoidable accidents.

And it is further stipulated and understood