

That the said party of the first part has rented and leased, and does by these presents, rent and lease unto the said party of the second part for the full term of five years from the first day of September, eighteen hundred and ninety six and at an annual rental of six hundred and sixty Dollars, payable in equal monthly installments of Fifty-five Dollars each, that certain storeroom situate, lying and being at the South East corner of Main and Washington Streets, in the City of Greenville and County and State aforesaid on the ground floor, under the Goodwin House

And the party of the first part further covenants and agrees to allow the party of the second part the use of the stove flue, which goes through the small storeroom on the South during the term or renewal thereof.

And the said party of the first part further covenants and agrees to and with the said party of the second part to allow said party of the second part at the expiration of the lease, or any renewal thereof to remove the vault, all counters, furniture and any and all fixtures put in said store room by the said party of the second part and furthermore to allow said party of the second part at the expiration of the term the right and privilege of renewing this lease for an additional term of five years upon the same terms and conditions.

And it is further agreed that the party of the second part is to have the use of aforementioned flue that goes thro' the small store on the south side of room leased by the party of the second part providing that any tenant that the party of the first part may rent it to does not object and in the event such objection is made then the party of the second part is to use the flue that is in the rear end of room rented by the party of the second part.

And the said party of the second part hereby accepts said premises upon the terms hereinbefore set forth, agrees to pay the rent as stipulated, to take good care of the property and to return the same at the expiration of the lease, or such renewal thereof as may be made.