

the within C. H. Howe and M. H. McPherson sign seal and as their act and deed deliver the within written Deed, and that they witnessed the execution thereof, Sworn to before me this
 1st day of February A.D. 1897
 J. M. Coover (JP)

J. A. Howe
 G. H. Meyerholt

Recorded, 20th Mch 1897.

68 State of South Carolina }
 County of Greenville }

(Whereas J. M. Hodges of the County and State aforesaid has agreed with the parties herein after named as the parties of the second part to build a two and one story brick store room 35x180, on the west side of Main Street between Coffee and North Streets in the city of Greenville, in the County and State aforesaid for the use and occupancy of the said parties hereinafter named the parties of the second part for the period and upon the terms hereinafter stated; said building to have a cellar underneath the rear portion of same, the whole to be erected by Osborn Leagle, Contractor, and having such dimensions and plans as are shown by the plans and specifications copies of which are hereto attached and made a part of the indenture hereinafter set out; and whereas said building is to be completed and turned over to the parties of the second part by the first day of August 1897.

Now this indenture made the 17th day of March 1897, between J. M. Hodges party of the first part, and J. H. Morgan and M. A. Morgan parties doing business as J. H. Morgan & Co. parties of the second part, Witnesseth: That the party of the first part has hereby let and rented to the party of the second part, and the parties of the second part have hereby hired and will take from the party of the first part, the two and one story brick store room building and cellar to be erected as aforesaid together with the strip of ground thirty five feet in width extending directly through to Laurens Street from the rear of said brick building, for the term of three years commencing the first day of September 1897, and at the year of said building.

payable in monthly payments of seventy five dollars, on the last day of each month, with the privilege of renewing said lease at the end of the said three years for a further period of five years at the same rental and upon the same terms as is herein agreed upon for this lease.

It is further agreed that the cellar herein before agreed upon shall be under the rear portion of said brick building and to be 25x60 feet and seven feet from the cellar floor to the joists of the floor overhead, said cellar to be so constructed that no damage or injury will accrue to property therein stored, either from dampness or otherwise.

It is further agreed that the party of the first part at his own expense will put the strip of ground aforesaid extending as it does from the rear of said brick building to Laurens Street in suitable condition to be used as a rear entrance and drayage yard and so maintain the same.

It is further agreed that the party of the first part at his own expense is to put water and gas and to provide suitable and necessary sewerage and suitable and necessary gas fixtures in said building.

It is further agreed that the party of the first part at his own expense is to put in and maintain a water closet and wash basin or bath the first and second floors.

It is further agreed that the party of the first part will turn over to the parties of the second part said building and its appurtenances by the first day of August 1897, all ready for use and occupancy.

It is further agreed that the parties of the second part are to build erect and put in place at their own expense such shelving, counters, fixtures, &c. as they may deem necessary for their use and the party of the first part at the end of three years from the beginning of this lease will pay them the cost of same, but in no sum greater than eight hundred dollars.

It is further agreed that in case the building on said premises shall be destroyed, or be so injured by the elements, or any other cause as to be untenable and unfit for occupancy, then and in such event this lease shall cease and determine and both parties released from further performance of same. It is further agreed that if after the parties of the