

under this lease, they shall change, alter or add to said building, such shall be done at their expense unless previously agreed upon by the parties hereto, It is further agreed that the plate glass in the windows of said building be insured against destruction or injury, and that the first and second parties hereto will share the payment of expense of the insurance premiums,

And the said parties of the second part covenant to pay to the party of the first part the said rent as herein specified, and that at the expiration of said term, or other determination of said lease the parties of the second part, will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit, damages by the elements and destruction of the buildings excepted, and the said party of the first part covenants that the parties of the second part on paying the rent as aforesaid and performing the covenants aforesaid, shall and may peaceably and quietly hold and enjoy the demised premises for the term aforesaid

In witness whereof the parties hereto have interchangably and in duplicate set their hands and seals the 17 day of March 1897.

In presence of  
Wm H Austin Jr  
B A Morgan

J. D. Hodges (seal)  
J. H. Morgan (seal)  
M. A. Morgan (seal)  
J. H. Morgan & Bros

South Carolina  
Greenville County

Personally comes before me B. A. Morgan who being sworn, says that he saw the within named J. D. Hodges, J. H. Morgan, M. A. Morgan and J. H. Morgan & Bros sign seal and deliver the within lease, and that he with W. H. Austin Jr witnessed the execution of same, Sworn to and subscribed before me March 17, 1897

M. Stewart (seal)  
Notary for S.C.

B. A. Morgan

Specifications

Of the labor and materials required in the construction and completion of a brick store building to be built for J. D. Hodges on his lot in Main Street in the City of Greenville, S. C. General Conditions: The Contractor is to give his personal attention to the construction of the said building and to observe all City requirements for construction of buildings of this sort.

The foundations of the walls to be graded down to a depth sufficient to give a strong and suitable bearing for the same. All the brick in the foundations to be hard burned and laid in lime and cement mortar, and the work to be done in a workmanlike manner. The footings of walls in two story part to be two feet and packed back until thickness of wall is reached, the footings of the walls in the one-story part to be twenty inches and packed back until thickness of wall is reached.

The size of building to be thirty five feet by one hundred and eighty feet; the building to be two stories high for ninety feet; and to be one story high the remaining ninety feet. The height of ceiling in first story to be fifteen feet in the clear, and the height of second story to be twelve feet in the clear. The thickness of walls in first story to be sixteen inches except the one story part, which is to be twelve inches thick, the walls of second story to be twelve inches thick, and the parapet walls to be twelve inches and to run three feet above the plane of the roof of each way in accordance with the insurance regulations.

The front of store to be provided with plate glass and cast iron columns, sills and lintels; and all the work connected with same to be done in a first class manner to the full and complete satisfaction of the owner. The show windows to be constructed according to the directions of the owner. The front to be done in accordance with the front elevation which is shown.

The rear wall in second story to be supported by two heavy steel beams and iron columns with ample strength to support the walls above.

The second floor to be supported by heavy wood girders and iron columns at equal distances apart and the same to be done in accordance with the specifications.