

The State of South Carolina, (LEASE)

THIS INDENTURE, made and concluded at Greenville, S.C. this 13th., day of February 1906 by and between Estate of Zion Collins, deceased, by John F. Mitchell, Agent the Lessor on the first part, and A.F. McKnight the Lessee, on the second part. WITNESSETH, that the said Estate of Zion Collins have granted and leased, and by these presents doth grant and release, unto the said A.F. McKnight the Store room on East side Augusta Street # 315 opposite C & G Depot., known as Zion Collins Store Room with all the appurtenances thereunder belonging: TO HAVE AND TO HOLD the said premises unto the said A.F. McKnight Executors, Administrators and assigns, for the full term of One year commencing on the 1st., day of March 1906 and ending on the last day of February 1907, yielding and paying at the rate of One hundred and eighty dollars per annum, payable monthly in advance at \$9.00 a month. And the said Lessee, for and in consideration of the above letten premises doth covenant and agree to pay to the said Lessor, the above stipulated rent in the manner herein required And it is further agreed that unless, one months notice, in writing, be given, previous to the expiration of the period herein specified by the Lessor to the Lessee, of his 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, of his intention to vacate the premises after such expiration; then it is hereby agreed that this Lease will be considered as extending and binding in all its provisions for one year after such expiration; and so to continue from year to year, until such notice be given by either parties, 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 repair at the expense of the Lessor, and any alteration 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 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, by the parties of these presents, that if one month's rent shall at any time be in arrear and unpaid the Lessor shall have the right to annul and terminate this Lease and it shall be lawful for him to re-~~rent~~ and forthwith re-possess all and singular the above granted and leased premises, excepting that Lessee shall have right to alter and re-arrange shelves and counters to conform to the purposes of trade, and may point and place signs as he desire, and in case of placing any trade fixtures and conveniences, not now in said Store-Room at Lessee's expense he shall have right to remove same at the expiration of the Lease. Lessee to pay all water rents and pay all damage to water fixtures by freezing or otherwise.

IN WITNESS WHEREOF, the parties do hereunto set their hands and seals this 13th., day of February, A.D. 1906

Signed, sealed and delivered  
in the presence of.

J.B. Alexander.

J.J. McSwain.

The State of South Carolina,

County of Greenville

Personally appeared before me J.B. Alexander and made oath that he saw the within named J.F. Mitchell, Agent & A.F. McKnight sign, seal, and as their acts and deed, deliver the within written deed, witnessed the execution thereof. J.B. Alexander.

Sworn to before me this 13th., day of February, A.D. 1906

J.J. McSwain (Seal)

Notary Public for  
South Carolina.

J.F. Mitchell agent for Estate Z. Collins (Seal)  
A.F. McKnight, (Seal)

Recorded this 19th., 1906.

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