

## Q. Q. Q.

State of South Carolina,

County of Greenville.

This Indenture made the 18th, day of January 1906, between The Workingmen's Savings & Loan Company, a corporation duly incorporated under the laws of the State of South-Carolina, party of the first part and A.E. Boyd and W.T. Smith, partners doing business under the firm name of "Boys and Smith Drug Store", parties of the second part:

Witnesseth, That the party of the First part has hereby let and rented to the parties of the second part and the parties of the second part have hereby hired and taken from the party of 1st., part its store room in the building on the North side of Washington Street in the City of Greenville, South Carolina, and being a space on the East side of said building and extending on the front to a wood partition and now occupied by the Boyd & Smith Drug Store, for the term of Five years, commencing the 15th, day of December, 1905 upon the following terms to wit:

For the first six months the party of the second part is to pay the sum of \$22.00 per month as rent for said space, & after the first six months the party of the second part is to pay the sum of \$25.00 per month for the space now being used by the said party of the second part, the rent to be paid on the 15th, day of each month.

It is further understood and agreed, that the party of the second part is to have the privilege of renting the entire first floor of said building at any time after one year from the commencement of this lease for an additional rent of \$10.00 per month, that is to say, for the entire first floor, they are to pay the sum of \$35.00 per month. It is further agreed that when the party of the second part, place a Carbinator X in the cellar of said building, they are to pay to the party of the first part an additional sum of \$2.00 as rent therefor.

It is further agreed that the party of the second part is to provide at their own expense all shelving, counters and other fixtures as may be necessary for their own use, which fixtures shall be the property of the party of the second part.

It is further agreed that in case that said building shall be destroyed or be so injured by the elements or any other cause as to be untenable or unfit for occupancy then and in such event this lease shall cease and determine and both parties released from further continuance of same. And The said party of the second part covenants to pay to the party of the first part the said rent as herein specified: and at the expiration of, or other determination of said lease, the party 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 building or any part thereof excepted.

And the said party of the first part covenants that the party of the second part on paying the rent as aforesaid, and performing all the covenants aforesaid, shall and may peaceably and quietly hold and enjoy the demised premises for the time aforesaid.

In witness whereof the said parties hereto have interchangeably and in duplicate set their hands and seal, the said The Workingmen's Savings & Loan Company, have caused its Corporate name and seal to be affixed and these presents to be subscribed by its President and Secretary and Treasurer, the day and year first above written.

Signed, sealed and delivered in the presence of:

Jennie Allen,  
Oscar Hodges,

Workingmen's Savings & Loan Co., Greenville, S.C. (seal)  
Party of the first part.

By J.O. Allen, President (Seal)  
and A.B. Davis, Secretary and Treasurer (Seal).

Boyd & Smith Drug Store, (Seal)  
party of the second part.

by A.E. Boyd, (Seal)  
and Wm.T. Smith, (Seal)

State of South Carolina,  
County of Greenville.

Personally appeared before me Oscar Hodges and made oath that he saw the within named The Workingmen's Savings & Loan Company., by its President, J.O. Allen and, Its Secretary and Treasure, A.B. Davis and A.E. Boyd and W.T. Smith partners under the firm name of Boyd & Smith Drug Store, sign, seal, and as the act and deed of said corporation and of said Boyd and Smith Drug Store, delivered the foregoing written instrument and that he with Jennie Allen witnessed the due execution thereof.

Sworn to & subscribed before me this the 18th,  
day of January A.D. 1906.

J.R. Martin, (Seal)  
Notary Public for S.C.

Oscar Hodges.

Recorded Nov. 26th, 1907.

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