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State of South Carolina.) Lease- Chgs. 75cts.

county of Greenville. ) I, Wm. Goldsmith Jr. Agent for J.M. Keith Lessor, in consideration of the rental hereinafter mentioned, have granted, bargained, and released and by these presents do grant, bargain and lease unto Manos and Alexas, Lessees, the two story brick building, situate on Pendleton Street No. 612 Greenville, S.C. now occupied and leased by Charlie Green, for the term of five years from February fifteenth 1910 to February fourteenth 1915, and the said Lessees in consideration of the use of said premises for the said term, promise to pay the said lessor the sum of Five hundred and ten dollars per annum, payable one hundred twenty seven & 50/100 dollars the date this lease is signed, and one hundred twenty seven and 50/100 dollars on the fifteenth days of February, May, August and November in each year during the life of this lease and to pay all water rents, make good all damages to water pipes and connections that may be maused by freezing and make all necessary repairs for the comfort and convenience of lessees at lessees own expense- Lessees further agrees not to sub-rent above premises nor assign this lease without consent of lessor in writing and in case the present tenant should vacate or discontinue his lease then lessees take possession of said premises at once under the same terms and conditions as are herein expressed for the period stated, pay therefor at the same rate and said payments to be made inequal annual installments; that they will execute a written lease to this effect commencing such period as shall exist from the time of their possession to the beginning of this lease-the intent here being that they become the lessees of said premises from the happening of such event and liable for the rent therefor. TO HAVE AND TO HOLD the said premises unto the said lessees, their executors, administrators and assigns for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms unless the party desiriing to terminate give to the other party one months written notice previous to the time of the desired termination, but the descruction of the premises by fire or other casualty, or one months arrears of rent, shall terminate this lease. The lessees agree to make good all breakage of glass, and all other injuries done to the premises during the term except such as are produced by natural decay and unavoidable accidents, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor. Witness our hands and seals the 3rd day of March 1909. Witness: - Thos. T. Goldsmith.) J.M.Keith by

Henry Campbell. )

Wm.Goldsmith Jr.Agent (Seal)

Manos & Alexas.

Per A.K.Manos. (Seal

State of South Carolina.) Personally comes Thos. T. Goldsmith and makes oath that he saw County of Greenville. ) the within named Manos & Alexas per A.K. Manos & Wm. Goldsmith Jr. Agt. J.M. Keith sign, and seal the within instrument and that he with Henry Campbell witnessed the execution thereof. Sworn to before me this 6th day of March 1909.

C.A. Pierson. (L.S.) Notary Public, S.C.

Thos.T.Golusmith.