

STATE OF SOUTH CAROLINA) SS

COUNTY OF GREENVILLE.) This agreement made this day by and between Mrs. Eliza M. Parkins and J. Thomas Arnold both of the City and County aforesaid, WITNESSETH;

That the said Mrs. Eliza M. Parkins does hereby lease, demise and let unto the said J. Thomas Arnold that certain store known as No. 207 North Main Street, consisting of the first floor and basement in the PARKINS BUILDING on the west side of the said street, in the city, County and State aforesaid, being the second door north of Coffee Street for the period beginning with the 29th day of June A.D. 1909, and ending on the thirty first day of August A.D. 1912, with the privilege of renewing this lease at the expiration thereof for a period of two years (upon terms to be agreed upon by said parties) provided, the said J. Thomas Arnold shall on or before the first day of July 1912, give notice in writing to the said Mrs. Eliza M. Parkins of his desire to renew this lease.

That, the said J. Thomas Arnold in consideration of the said premises, does hereby agree to pay the said Mrs. Eliza M. Parkins an annual rental of \$1500. (Fifteen Hundred dollar) payable monthly at the end of each and every month during the life of this contract, in installments of \$125.00 (One hundred and twenty five dollars) provided, that should any installment become due and remain unpaid for a period of thirty days, then this lease and contract is to cease and determine, and all the rights thereunder end, and the premises become vacant and subject to the control of Mrs. Eliza M. Parkins, together with all the remedies of law for the recovery of such rental as may then be due, at the option of Mrs. Eliza M. Parkins who may or may not exercise this power therein contained, as she may see fit.

BE IT FURTHER UNDERSTOOD AND AGREED; that the lessee herein has not the privilege of sub-letting, sub-renting or the substitution of another tenant in the said premises except by and with the consent of the said Mrs. Eliza M. Parkins endorsed hereon in writing.

IT IS FURTHER UNDERSTOOD AND AGREED, that the party of the first part, Eliza M. Parkins, is to exercise due diligence in keeping said building in reasonably safe and suitable condition. The lessor is not to be liable to the lessee for any damage by reason of rain, wind or storm not caused by the neglect of the lessor; and any voluntary or involuntary assignment of business, failure or bankruptcy shall operate to end and determine this contract, and the said Eliza M. Parkins shall immediately thereafter take possession of said premises.

Witness:- Mamie P. Browning. Eliza M. Parkins (Seal)
R. A. Sanders. J. Thomas Arnold. (Seal)

State of South Carolina)
Greenville County.) Personally appeared before me R. A. Sanders and made oath that he saw the within named Eliza M. Parkins and J. Thomas Arnold sign, seal and as their act and deed deliver the within written lease and that he with Mamie P. Browning witnessed the execution thereof. Sworn to before me this July 2, 1909.

Wilton H. Earle. (L.S.) R. A. Sanders.
Notary Public for S.C.

Recorded this 3rd day of July 1909.

By virtue of attached authority, I hereby assign & transfer to C. D. Stodley & Co. the above lease.
J. Thomas Arnold
Per. J. J. M. Ruess
Sept 1909
attest
N. B. Ingram