

Q. Q. Q.

State of South Carolina,
County of Greenville. SS.

THIS AGREEMENT, made this day by and between Mrs. Eliza M. Parkins and C.D. Stradley & Co, a domestic corporation, both of the City and County aforesaid. Witnesseth:
That the said Mrs. Eliza M. Parkins, does hereby lease, demise and let unto the said C.D. Stradley & Co. 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 1st. day of November A.D. 1909 and ending on the thirty-first day of October A.D. 1911.

That the said C.D. Stradley & Co. in consideration of the said premises, does hereby agree to pay the said Mrs. Eliza M. Parkins, an annual rental of Fifteen hundred (\$1,500.00) dollars, payable monthly at the end of each and every month during the life of this contract, in installments of One hundred and twenty-five (\$125.00) dollars, provided that should any installment become due and remain unpaid for a period of ten (10) 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 who is hereby authorized to re-enter and take possession.

Be it further understood and agreed, that the lessee herein has not the privilege of subletting, subrenting or the substitution of another tenant in the said premises except by and with the written consent of the said Mrs. Eliza M. Parkins, endorsed hereon in writing, and any breach of any provisions of this lease shall work a forfeiture of this lease.

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 sale under execution, failure or bankruptcy or involuntary bankruptcy shall operate to end and determine this contract and the said Eliza M. Parkins shall immediately thereafter take possession of said premises. (interlineation made before signature.)

Witness:

J.J. McSwain,

Lillie L. Johnson,

Eliza M. Parkins, (SEAL)

C.D. Stradley & Co., (SEAL)

Pr. C.D. Stradley Pres. & Tres.

State of South Carolina,
County of Greenville.

Personally comes Lillie L. Johnson, who upon oath; says she saw the above named Eliza M. Parkins and C.D. Stradley & Co. a corporation By C.D. Stradley, President and Treasurer, sign, seal and deliver the above written instrument and that deponent with J.J. McSwain witnessed the execution thereof.

Sworn to and subscribed before me this Sept. 1st, 1909.

J.J. McSwain,

Notary Public for S.C.

Lillie L. Johnson,

It is hereby agreed that all previous leases to wit, the one dated Aug. 1, 1906 and Feby. 5th, 1909, and June 29, 1909. J. Thos Arnold, be surrendered and cancelled. Nov. 1, 1909 and all merged in the written Lease.

(see next page).