

Q. Q. Q.

State of South Carolina,  
County of Greenville.

This Agreement made between W.C. Gibson, hereinafter referred to as Lessor, and Mary T. Razor, hereinafter referred to as Lessee, Witnesseth:

That the Lessor does hereby rent and lease unto the Lessee that certain portion of the building belonging to the Lessor at the corner of Main and Washington Streets, in the City of Greenville, known as the Normandie Hotel, which includes the second and third stories of said building, that store room formerly used as a hotel office, but now used as a cafe by James Angel, and opening on Main Street and the entrance to said Hotel opening also on Main Street, and also a room used as a sample room opening on Washington Street, immediately West of the store room occupied by A. Cook, and also engine room and back yard, for a term beginning November 1st., 1908, and ending January 31st, 1913, at the following rentals, to wit:

\$125.00 per month, payable monthly from November 1st, 1908 to January 31st., 1910; thereafter at the rate of \$150.00 per month, payable monthly, until the expiration of said lease.

It is understood that the lessee shall not be at liberty to assign this lease, or to sublet the said premises or any portion thereof, or in any way to transfer this lease as to the whole or any portion of said premises, without first obtaining the written consent of the lessor. Any violation of this provision shall operate at the option of the Lessor to terminate the lease.

It is further agreed that an inventory of the furnishings and fixtures contained in said hotel building and belonging to the lessor, shall be taken at some time prior to Nov. 1st. 1908 and shall be attached to this as a part of the contract.

The Lessee shall not be at liberty to make any change or alteration, improvement or repairs, on said premises, or any part thereof, nor shall she be at liberty to alter or change the uses for which the said premises are now employed without first obtaining the written consent of the Lessor, and any violation of this provision shall operate at the option of the lessor to terminate the said lease.

It is agreed that the Lessee shall make good all breakage in any of the property embraced in the inventory, and all injury and damage to any of said property and to the premises during the term of said Lease, except as hereinafter stipulated. The Lessee shall not be liable, however for any injury or damage produced by natural decay, and the destruction of the said building by fire shall at once terminate the lease.

The Lessor reserves the right at any time he may deem advisable to make the following changes and improvements, to wit:

To close the two windows on the second story overlooking the stable, and to substitute for them two windows looking to the South and opening into the same room; also to close the pass way leading from Washington Street to the Engine Room, and to substitute in place thereof a pass way leading from Brown Street to the engine room; also to take down the veranda extending along Washington Street, provided, however that he shall paint that side of the building; but he shall be under no obligation to make any repairs, improvements or changes, except as hereinbefore stipulated

In testimony whereof, said parties have hereunto set their hands and seals, this September 28th, 1908.

Witness:

U.G. Salla,

W.C. Gibson, (L.S.)

Mary T. Razor, (L.S.)

Per W.H. Razor, Agt.

State of South Carolina,  
County of Anderson

Personally comes U.G. Salla, who, upon oath, says that he saw W.C. Gibson, and Mary T. Razor, by her agent, W.H. Razor, sign, seal and deliver the within written lease-contract dated September 28th, 1908.

Sworn to and subscribed to before me this 15th, day of December, 1909.

John N. Bleckly, --

Notary Public S.C.

U.G. Salla

Recorded December 15th, 1909.