

State of South Carolina,
County of Greenville.

I, Alvin H. Dean, lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant bargain, and lease unto James A-- Barrous & Charles Georguses lessee, the store building No. 113 Main St. City of Greenville for the term of Three years, beginning December 1st., 1910 and ending Dec. 1st, 1913, and the said lessee in consideration of the use of said premises for the said term, promise to pay the said lessor the sum of Eighty-five dollars per month, payable in advance monthly, until the 1st., of December 1911, and from that date until the expiration of this lease, the lessees are to pay as rent Ninety dollars per month, payable monthly in advance.

TO HAVE AND TO HOLD the said premises unto the said lessees and 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 desiring to terminate it give to the other party -- months written notice previous to the time of the desired termination, but the destruction of the premises by fire or other casualty, or one months arrear of rent shall terminate this lease.

The lessee 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 --- day of --- 19--

Witness:

W.C. Cothran,	Alvin H. Dean,	(SEal)
A.M. Feaster,	James Barrous,	(Seal)
	Charlie J. Georgous	

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Personally comes A.M. Feaster and makes oath that he saw the within named Alvin H. Dean, James Barrous & Charlie J. Georgous sign, seal the within written instrument and that he with W.C. Cothran, witnessed the execution thereof.

Sworn to before me this 28, day of Dec. 1909.

W.C. Cothran, (L.S.)
Notary Public, S.C. A.M. Feaster

Ree orded December 28th, 1909.