

Q. Q. Q.

State of South Carolina,
County of Greenville.

(Lease)

This indenture made and entered into this 31st, day of December A.D. 1909, between Hamlin Beattie, of Greenville, in the County of Greenville, State aforesaid, party of the first part, and D.B. Traxler and D.H. Traxler, jointly and severally, parties of the second part, WITNESSETH:

That the party of the first part has hereby let and rented to the parties of the second part, and the parties of the second part have hereby hired and taken from the party of the first part those four (4) rooms situate on the second floor of the Beattie Building at the corner of Main and Washington Streets, in the City of Greenville, formerly occupied by the Board of Trade; said rooms fronting on Washington Street, with the appurtenances for a term of five (5) years to commence the first day of January A.D. 1910 at a yearly rental of two hundred and seventy (\$270.00) dollars payable at the rate of twenty-two 50/100 (\$22.50) dollars per month at the end of each month. And it is agreed that if any rent shall be due and unpaid, or if default shall be made in any of the covenants herein containing, then it shall be lawful for the said party of the first part to re-enter the said premises and to remove all persons therefrom by giving thirty (30) days written notice to the said parties of the second - of his intention to re-enter.

And the said parties of the second part covenants to pay to the said party of the first part the said Rent as herein specified, and that at the expiration of the said term, or other termination of this lease, the said parties of the second part will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit. And the said party of the first part covenants that the said parties of the second part on paying the said rent and performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy the said demised

premises for the terms aforesaid, and the said parties of the second part further covenants that they will not use or occupy said demised premises for any business or purpose deemed extra hazardous on account of fire.

The said parties of the second part further covenant that they will not assign this lease or sub-let the said premises, or any part thereof, to any persons or person whomsoever without first obtaining the written consent of the said party of the first part and in case the parties of the second part shall assign this lease, or sub-let the premises or any part thereof without the written consent of the party of the first part, the party of the first part his heirs or assigns in his option shall have the power and right to terminating and ending this lease immediately and be entitled to immediate possession of said premises.

And it is further agreed that in case the demised premises shall, without any fault or neglect on the part of the parties of the second part, be destroyed, or be so injured by the elements or any other cause as to be untenable and unfit for occupancy, the parties of the second part shall not be liable or bound to pay rent to the party of the first part for the time after such destruction or injury until said demised premises are fit for occupancy.

It is expressly understood and agreed between the parties hereto, that in case the said parties of the second part, or either of them should make an assignment for the benefit of creditors or should go into bankruptcy, it shall work a forfeiture of this lease at the option of the party of the first part.

In witness whereof the parties hereto have hereunto interchangeably set their hands and seals, this 31st, day of December A.D. 1909.

Signed, sealed and delivered in the

presence of:

C. Starnes, as to D.B. Traxler,

H.P. Glover as to Hamlin Beattie and D.B. Traxler,
C.E. David,

Hamlin Beattie
party of the first part.
D.B. Traxler
D.H. Traxler,
parties of the second part.

State of South Carolina,
County of Greenville.

Personally appeared before me C.E. David, and made oath that he saw the within named Hamlin Beattie, D.B. Traxler and ----- sign, seal and as their act and deed deliver the within written lease, and that he witnessed the execution thereof.

Sworn to before me this 26th,
day of January, A.D. 1910.

H.P. Glover (Seal)

Notary Public.

C.E. David



Recorded Feby. 14th, 1910.