

Q. Q. Q.

State of South Carolina, (Lease or Agreement)

County of Greenville.

This indenture made and concluded at Greenville, in the County and State aforesaid, this thirty-first day of March, A.D. 1910 by and between J.W. Cagle, the Lessor on the first part and W.A. Merritt and H.E. Runion, partners, trading and doing business as Merritt and Runion, the lessees, on the second part.

Witnesseth.

That the said Lessor has granted and leased, and by these presents does grant and lease unto the said Lessees, the store room on the corner of Main Street and McBee Avenue, in the said City of Greenville, said store room being No. 134 according to the Street enumeration of the said City of Greenville, and extends back from said Main Street a distance of about ninety seven feet, also the basement under the said store room, beginning at said Main Street and extending back a distance of about thirty-six feet to a partition, said basement being known as the Barber shop, with all the appurtenances to the said store room and basement belonging.

To have and to hold, the said premises unto the said Lessees and their executors, administrators and assigns, for the full term of three (3) years, commencing on the first day of May A.D. 1910, and ending on the thirtieth day of April A.D. 1913, yielding and paying at the rate of one thousand, eight hundred (\$1800.00) and no/100 dollars per annum, payable in monthly installments of one hundred and fifty (\$150.00) and no/100 dollars each, commencing on the first day of June, 1910 and on the first day of each successive month thereafter during the continuance of this lease.

And the said lessees for and in consideration of the above letten premises, do covenant and agree to pay to the said lessor, the above stipulated rent in the manner herein required.

And it is further agreed, that unless two months notice, in writing be given previous to the expiration of the period herein specified, by the lessor the lessees, of his desire to have possession of the premises, or to change the conditions of the lease after such expiration, or the like notice be given by the lessees to the lessor, or their intention to vacate the premises after such expiration; then it is hereby agreed that this lease will be considered as extending and binding in all its provisions for one year after such expiration, and so to continue from year to year until such notice be given by either party previous to the expiration of such extended term.

But the destruction of the said premises by fire or by any other casualty, shall terminate this agreement, and it is mutually understood that the lessees shall make no repairs at the expense of the lessor, and any alterations or improvements desired by the lessees at their own expense, must be done under the written sanction of the lessor, and all such alterations or improvements shall be surrendered to the lessor upon the lessees removal.

The Lessees shall make good all breakage of glass and all other injuries done to the premises during their tenancy, excepting such as are produced by natural decay and unavoidable accidents.

And it is further stipulated and understood, by the parties to these presents, that if one months rent shall at any time be in arrear and unpaid, the lessor shall have the right to annul and terminate this lease, and it shall be lawful for him to re-enter and forthwith repossess all and singular the above granted and leased premises.

And it is further stipulated and understood by and between the parties to these presents, that the above granted and leased premises are not to be used for a restaurant, but for a drug store, and that the said lessees shall not have the right to sub-let or re-lease the said premises without the written consent of the lessor. In witness whereof the parties do hereunto set their hands and seals in duplicate, this 31st, day of March A.D. 1910.

(all interlineations made before signing and sealing)

Signed, sealed and delivered
in the presence of.

J.W. Cox,
Oscar K. Mauldin,

J.W. Cagle, (Seal)
Party of first part.

W.A. Merritt, (Seal)
H.E. Runion, (Seal)
Parties of second part.

State of South Carolina,
County of Greenville.

Personally appeared J.W. Cox who upon oath says that he saw J.W. Cagle, W.A. Merritt and H.E. Runion sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with Oscar K. Mauldin witnessed the same. Sworn to before me this 31, day of

March A.D. 1910.

Oscar K. Mauldin (Seal)
Notary Public for S.C.

J.W. Cox,

Recorded April 13th, 1910.