

The State of South Carolina,
County of Greenville.

This Indenture made, and concluded at Greenville, S.C. this sixth day of December 1910 by and between W.L. Mauldin the Lessor on the first part, and R. Goldstein the Lessee on the second part: WITNESSETH:

That the said W.L. Mauldin has granted and released, and by these presents does grant and lease unto the said R. Goldstein the store room located on West Washington Street, in the City of Greenville, S.C. immediately in the rear of a store room now occupied by the Mauldin Pharmacy, the said store room being known as a part of the Mauldin Building, with all the appurtenances thereunto belonging.

TO HAVE and to hold the said premises unto the said R Goldstein and his executors, administrators and assigns, for the full term of one year, commencing on the first day of January 1911 and ending on the thirty-first day of December 1911, yielding and paying at the rate of Three hundred (\$300.) and no/100 dollars per annum, payable as follows, to wit:

Twenty-five (\$25.) dollars Per month in advance, commencing on the first day of January 1911 and on the first day of each successive month thereafter during the continuance of this lease.

And the said Lessee, for and in consideration of the above letten premises does 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 to the Lessee, of his desire to have possession of the premises, or to change the condition of the lease after such expiration

or the like notice be given by the Lessee to the Lessor, of his 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 premises by fire or by any other casualty shall terminate this agreement. And it is mutually understood that the lessee shall

make no repairs at the expense of the Lessor, and any alterations or improvements desired by the Lessee at his own cost, must be done under the written sanction of the Lessor, and all such alterations or improvements shall be surrendered to the lessor on the lessee's removal.

The lessee shall make good all breakage of glass, and all other injuries done to the premises during his 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

is one months rent at any time, shall 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 re-possess all and singular the above granted and leased premises.

PROVIDED, that it is understood by and between both of said parties that the lessee shall not 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 the day and year first above written-

Signed, sealed and delivered

W.L. Mauldin, (Seal)
Lessor.

R. Goldstein, (Seal)
Lessee.

in the presence of:

Oscar K. Mauldin,

W.S. Miller, Jr.