

South Carolina,  
Greenville County.

This indenture made and entered into this the 20th, day of October 1910 by and between Mary S. Tuttle, party of the first part and hereinafter called lessor, and Wm. Goldsmith, Jr., party of the second part and hereinafter called lessee, WITNESSETH:

That the lessor has hereby demised and leased unto the said lessee and he has hereby hired and taken from her the corner store room in the Mansion House Building, on the ground floor, and also the cellar or basement under the wing of said building, the first floor overhead being now occupied by a barber shop and The Smoker, all in the City of Greenville, South-Carolina, for the term of five years, commencing the first day of November 1910 and ending the 31st, day of October 1915, at the yearly rental of Fifteen Hundred dollars (\$1500.00) payable monthly, that is to say, One hundred and twenty-five dollars (\$125.) to be paid at the end of each month during the life of this lease.

It is further understood and agreed that the lessor will at all time provide janitor service and sufficient steam heat for said premises, and wire them so that electricity may be used for lighting them, but not furnish lights; also to provide said premises with water and sufficient and convenient toilet rooms and connections; also to place all her insurance pertaining to said Mansion House building, during this lease, with said lessee and pay to him the usual rates therefor, and to put him in the exclusive charge of renting and leasing said building and the various parts thereof, collecting the rent from any and all tenants and have general supervision of the whole of said building, including the janitor,

and to pay to him a sum equal to five per cent of the rents collected, said rents as collected to be remitted once a month. The said lessor will at her own expense keep the said demised premises in good repair, except such repairs as may be occasioned by the negligence of the said lessee, his servants, agents or assigns, provided, that should said premises be destroyed or so injured as to render them unfit for occupancy, then this lease shall thereupon cease and determine. It is agreed that the said cellar or basement shall not be used for a barber shop or pool room, nor shall it be sub-let to any person, firm or corporation objectionable to the said lessor.

That the said corner room and cellar shall be completed before charge hereunder shall begin for the use and occupation of the same. That the said lessee may at his own expense build and erect such fixtures and partition walls as he may desire and remove the same at the termination of this lease same to be done in such way as not to injure the premises.

An entrance way from the outside to the cellar shall be provided by the lessee near the intersection of the wall of the store room and wing, and also at the end of the wing next to the Court House.

That if the said lessee fails to pay any rent within fifteen days from the date same shall be due, or shall fail to keep and perform any other covenant or agreement herein, said lessor may thereupon terminate this lease and re-enter and take possession without suit or process, and upon all terms being complied with, she does hereby warrant quite and peaceable possession of said premises until the termination of this lease: that the said lessee does hereby agree to keep all covenants and agreements herein and to take good care of the demised premises and return them in as good condition as reasonable use thereof will permit, damages and destruction aforesaid and damages by the elements accepted.

In witness whereof the parties hereto do in duplicate set their hands and seals the day and year first above written.

Signed, sealed and delivered  
in the presence of:  
Harriett E. Stewart,  
J.E. Sanders,

Mary S. Tuttle, (Seal)  
Wm. Goldsmith, Jr. (Seal)

State of South Carolina,  
Greenville County.

Personally comes before J.E. Sanders and makes oath that he saw the within named Mary S. Tuttle and Wm. Goldsmith, Jr., sign, seal and deliver the foregoing lease and that he with Harriett E. Stewart witnessed the execution of the same.

Sworn to and subscribed before me this the 20th,  
day of October, 1910. J.E. Sanders  
B.A. Morgan, (Seal)  
Notary Public S.C.