

Sworn to before me this 21st,



Broadus Bailey
Notary Public for South Carolina,
My Commission Expires at the pleasure
of the Governor.

L.M. Carlson

Saluda Land and Lumber Company does hereby agree to purchase the property referred to for the price and upon the terms mentioned and set forth in the within Earnest Money Contract of Sale and does hereby agree to all the conditions therein expressed. In witness hereof, Saluda Land and Lumber Company has caused this Acceptance to be executed by its President this 21st, day of July, A.D. 1921.

Saluda Land and Lumber Company
By W.H. Cook,
President.

Recorded July 21st, 1921.

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State of South Carolina,
County of Greenville.

This Agreement entered into this the 22, day of July 1921 by and between C.F. Dill, hereinafter known as the Lessor and John H. Honour, Edward D. Honour and John H. Honour, Jr., hereinafter known as the Lessees, Witnesseth:

1. The Lessor hereby leases to the Lessees that certain part of the Hahn Building known as #116 North Main Street, which consists of first and second stories, and is situated between Washington and Coffee Street in the City of Greenville in the State and County aforesaid, on the east side of Main Street and now occupied by M.A. Smith, for a term of ten years, Beginning the first day of August 1921, and ending the first day of August 1931, to be used as a United Cigar Store Company for the purpose of selling soft drinks, cigars, tobacco & etc.

2. The Lessees agree to pay as rent for the use of same the sum of two hundred and twenty five (\$225) dollars per month for the first eighteen months and four hundred (\$400) per month for the remaining eight and one-half years of said ten years.

3. The first installment of rent to be paid on the first day of August 1921 and the remaining installments to be paid on the first day of each succeeding month thereafter; all rent to be paid monthly in advance; said rental to be deposited by the Lessees in the Peoples National Bank of Greenville, in the State and County aforesaid, to the credit of the Lessor.

4. The Lessees shall commence at once remodeling said store-room, by putting in a new front, metal ceiling, tile floor and otherwise improving said store, at their own expense; all work to be done by skilled workmen; plans and specifications for said work are to be designed and made by a competent architect and be submitted to the Lessor for approval before said work is started.

5. That no change is to be made in said property without first obtaining the approval of the Lessor

6. The Lessees are to pay for all water, heating and lighting charges connected with said building.

7. At the expiration of this lease all improvements are to belong to the Lessor, without cost to him.

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8. The Lessor not be held liable for any damage done to the goods or other personal property placed in said building on account of leaking roof, bursting of water pipes, escaping gas or in any other way.

9. At the expiration of this lease the Lessees shall quit the premises and deliver the same to the Lessor in as good condition as they received it, reasonable wear and use thereof, fire and other unavoidable casualties excepted.

10. If the Lessees shall be in default in the payment of one installment of rent, as agreed, the Lessor or his agent shall have the right to re-possess said premises and remove therefrom any person occupying the same.

11. The Lessees shall not sublet said premises or any part thereof without the written consent of the Lessor.

12. The Lessor shall have the right to make such improvements, alterations or extensions to said building at his own expense and to such extent as he may desire during the continuance of this lease; provided that from the time that the rear wall of the building is removed until improvements and extensions shall have been completed the Lessor shall allow an abatement of twenty-five (\$25) dollars per month upon the stipulated rent, which shall be accepted by the Lessees as satisfaction in full of all damages which they may sustain, in and by reason of said work being done during their occupancy of the premises. After said work shall have been completed, the Lessees shall pay the Lessor an increased rental during the remainder of the term of this lease, based upon the cost of said work; the same to be settled by agreement of the parties hereto, and in default of agreement as to such increased rental, this lease shall terminate upon thirty (30) days notice in writing by the Lessor to the Lessees - The Lessees in the meantime not to be released from a fair adjustment of said increased rental.

13. In the event the Lessor should desire to build upon the lot back of said premises, he shall have the right to close the windows in the rear wall of the building hereby leased.

14. The Lessees fully understand that one Dr. Belk, has rented the second floor in said building and did so without the written consent of the Lessor; and that he is a tenant of M.A. Smith, former Lessee; and that the lease of M.A. Smith to C.F. Dill has not been recorded.

In witness whereof the parties to this lease have hereunto set their hands and seals.

Signed, sealed and delivered

in the presence of:

Oscar Hodges,
R.E. Cooper.

C.F. Dill,
John H. Honour,
Edward D. Honour,
Jno. H. Honour, Jr.

State of South Carolina,
County of Greenville.

Personally appeared before me R.E. Cooper and made oath that she saw the within named C.F. Dill, John H. Honour, Sr., Edward D. Honour and John H. Honour, Jr., sign, seal and as their act and deed deliver the within written deed, and that she with Oscar Hodges witnessed the execution thereof Sworn to and subscribed before me,

this the 22, day of July 1921.

Oscar Hodges

R.E. Cooper

Notary Public of S.C.

Recorded July 23rd, 1921.