

State of South Carolina.

Greenville County.

This Agreement made between Alester H. Furman, Agent - hereinafter referred to as the Lessor, and L. T. Paton - hereinafter referred to as the Lessee, Witnesseth:

That the Lessor does, hereby, demise and lease unto the Lessee the following lands, tenements and buildings, to wit:

The Ground Floor and Basement of # 208 N. Main Street in the Vickers-Cable Building.

for the full term of Three (3) years, at a rental of Seven Thousand Two hundred and 1/2% (\$7,200.00) Dollars payable Two hundred (\$200.00) Dollars in advance on the first day of each month.

It is understood and agreed that this lease begins on the First (1st) Day of September 1919 and ends on the Thirty First (31st) Day of August 1922, except as provided in the covenants below.

And the Lessee, hereby, covenants with the Lessor:

- (1) To pay the rental in the manner and at the time aforesaid.
- (2) To keep the premises in good and tenantable repair, and to make good all breakage of glass and all other injuries during the said term, reasonable wear and tear excepted, and at the expiration of the lease to deliver up the premises.
- (3) To permit the Lessor and his agents to enter at all reasonable times to view the condition of said premises, and to make any repairs that may be determined upon.
- (4) Not to suffer or commit any waste or alteration in the premises without the written consent of the Lessor being first had.
- (5) Not to assign or transfer this lease or sublet the premises without the written consent of the Lessor.
- (6) In case the buildings on said premises, or any part thereof, shall be destroyed or damaged by fire or any other unavoidable casualty, so as to unfit them for use; then said rent or a proportionate part thereof shall be abated, until said premises shall have been put in proper repair by the Lessor, or this lease may at the option of the Lessor be determined.
- (7) The said building shall be used for Ladies Furnishings purpose and for no other purpose, and the Lessee agrees that the premises shall not be used for any illegal or improper purposes, and that no nuisance shall be committed thereon.

(8) If there shall be a failure to pay any installment of the rents herein stipulated, or any part of any installment of such rent, for a period of thirty (30) days after the maturity thereof, or if there shall be any breach made or suffered by the Lessee, his Executors, Administrators, or Assigns, of other covenants or agreements herein; then in either of such cases the Lessor may re-enter upon said premises and determine this lease, and the Lessee agrees thereupon to surrender possession of the premises and to pay all rents up to the time of his ejection.

In Witness Whereof the said parties have executed this instrument this the 20th day of October A.D. 1919.

Lila Paton.

Jessie Funderburk

Alester H. Furman Jr. Agent
L. T. Paton

State of South Carolina
County of Greenville.

Personally comes Jessie Funderburk and makes oath that he saw the within named Alester H. Furman, Agent & L. T. Paton sign and seal the within written instrument, and that she, with Lila Paton, witnessed the execution thereof. Sworn to before me, this 20th day of October, 1919.

E. Stibling (L.S.)
Notary Public, S.C.

Recorded October 27th 1919.