

Lease

State of South Carolina } This indenture made
 Greenville County } on the 8th day of August
 1900 by and between J. J. Lowart, party of the first
 part, and S. H. Park and L. A. Dewey, parties
 of the second part, all of the County and State
 aforesaid. Witnesseth.

That in consideration of the rent hereinafter re-
 served and of the covenants hereinafter contained
 to be by the parties of the second part, their heirs
 and assigns, observed and performed, the
 said party of the first part hereby lets and
 rents to the parties of the second part the follow-
 ing property belonging to him and in that store
 room now used as a barber shop, billiard and
 pool room, and next to and south of the office
 of the New Winsow Hotel, and under said Hotel,
 and on the east side of Main Street, in the City
 and County of Greenville, State aforesaid, to-wit:
 One Golden oak barber case for four chairs;
 one shoe black stand; two bath tubs with cop-
 per washstands for heating water; One marble top three basin
 washstand; one oil stove and small copper water
 heater; one large French plate mirror; one small
 desk; three bottles and one bowl for each barber
 chair; one oak hat rack with glass in front;
 six sitting chairs; one half dozen hair and clothes
 brushes; two hundred towels; Three pool tables, said
 pool tables being newly covered; three sets number
 One, striped, standard sized balls; twenty cues,
 one cue rack; two pool racks; clamp and all
 other appliances in the pool room. To have and to
 hold the foregoing articles and fixtures above described
 unto the parties of the second part, their heirs and
 assigns, for the term of one year, beginning the 1st
 day of August, 1900 for which the parties of the second
 part, their heirs and assigns covenant and
 will pay to the party of the first part the sum of
 two hundred and forty dollars per annum, payable
 twenty dollars at the end of each month. And
 the parties of the second part covenant to pay to the
 party of the first part the said rent and at the end
 of the time stated and at the expiration of the said
 term will surrender the said property to the party of
 the first part in the same condition as it

it now is, reasonable use and wear thereof permitted
 and damages by the elements when not due to the
 negligence of the parties of the second part excepted;
 and the said party of the first part covenant that
 the party of the second part on paying the rent as
 agreed upon and performing all other covenants
 herein shall peaceably hold and enjoy the said
 property for the term aforesaid. It is further agreed
 that any rent shall be due and unpaid or if de-
 fault shall be made in the payment of the rent
 when it shall be due or in the performance of any
 covenant herein contained then it shall be lawful
 for the party of the first part to seize and take possession
 of the property herein hired. It is further agreed that
 any fixture, piece of furniture, ornament, appliance
 or improvement made or added to the articles above
 mentioned or to be used in the conduct of the business
 for which they are used, such property or improvement
 shall pass to the party of the first part free of cost
 at the termination of this contract. It is further
 agreed that the party of the second part shall not
 nor will encumber, lease, rent, let, demise, assign, transfer
 or make over any of the property herein above named
 or to pass under this lease, or this contract or lease
 to any person, firm or corporation without first obtaining
 the written consent of the party of the first part.
 It is further agreed that the parties of the second
 part are to deposit with the party of the first part
 fifty dollars to be held by him during the life of this
 agreement or lease as security for their faithful and
 due performance of all conditions and covenants herein
 contained and in case the parties of the second part
 do not comply fully with all of the covenants and con-
 ditions herein contained it is agreed that the party of the
 first part shall take and have the fifty dollars so pledged
 as liquidated damages for the breach of this agreement.
 In case all the conditions and covenants herein are
 fully complied with by the parties of the second part
 the party of the first part agrees to return the said
 sum of fifty dollars to the second parties at
 the expiration of this lease or agreement. To the
 full performance of all and singular the terms
 and conditions herein agreed upon by the parties herein, the