

And the party of the second part hereby agrees to take the said premises upon the terms and conditions above mentioned, and to pay for the use and occupancy of the same to the party of the first part, at the rate of one thousand dollars per annum, payable quarterly, at the end of each quarter, during the term of this lease, and at the same rate for any term beyond the first term above mentioned during which he may occupy said premises by virtue of the option (above provided for).

And it is agreed by and between the said parties hereto, that if at any time any rent shall become due and in arrear, or if default shall be made in any of the covenants herein contained, it shall be lawful for the party of the first part to re-enter and take possession of the premises without notice or process of law and remove all persons therefrom.

And it is further agreed by and between the parties hereto, that if the party of the second part, shall change, alter, or add to said premises, or make any improvements thereto, the same shall be at the expense of the said party of the second part, unless previously agreed to by the parties hereto.

And it is further agreed by and between the parties hereto that if the said premises shall, without fault of the party of the second part, be destroyed or injured by the elements, or any other cause, so as to become untenable, or unfit for occupancy, then and in such event, this lease shall cease and determine, and all parties hereto released from further continuance of the same.

And it is further agreed by and between the parties hereto, that if any injury or damage shall occur to the fixtures in said buildings hereby demised by the negligence of the party of the second part, his agents or employees, said damages and injuries shall be repaired at the expense of the said party of the second part.

And it is further agreed that the party of the second part shall not sublet the said premises or any part thereof without the consent and approval of the party of the first part.

And the party of the second part agree to take reasonable care of the premises and at the expiration of the term of the lease to deliver possession of the same to the said party of the first part in as good condition as when he took possession, damages from the elements excepted.

In Witness whereof the parties hereto have set their hands and seal, the day and year first above written.

In presence of
 A. H. Donaldson } J. W. Cagle (seal)
 J. L. Donaldson } John J. Woodside (seal)

The State of South Carolina }
 County of Greenville }

Personally appeared J. L. Donaldson before me and made oath that he saw J. W. Cagle and John J. Woodside, sign, seal and deliver the foregoing agreement of lease, and that he with A. H. Donaldson witnessed the execution of the same.

Subscribed to and subscribed before me this }
 2nd. March 1901. } J. L. Donaldson.
 A. H. Donaldson (seal) }
 Notary Public } \$1.00
 for } cancelled.
 S.C.

Recorded for Second March 1901.

Court of Common Pleas. 173
 D. P. Verner, Master, } State of South Carolina }
 to } Greenville County }
 John H. Payne }

To All Whom these Presents shall come.

I, D. P. Verner, Master in and for the County aforesaid, send Greeting:
 It sheweth that John H. Payne on or about the 2nd. day of February in the year of our Lord nineteen hundred and one exhibited his complaint in the Court of Common Pleas, for the County aforesaid, against James M. Persons,