

VOL. 32. TITLE TO REAL ESTATE.
STATE OF SOUTH CAROLINA.,
COUNTY OF GREENVILLE,

This memorandum of agreement made this the _____ day of March, 1915, by and between J.I. Westervelt and W.B. Smith, parties of the first part, hereinafter designated as Landlord, and the Piedmont Publishing Company, a corporation of this State, party of the second part, hereinafter designated as tenant.

That the said Landlord has hereby let and rented to the said Tenant, and it has hereby hired and taken from the Landlord all that lot of land, with the buildings thereon, except such part of the buildings as is hereinafter described, all situated in the City and County of Greenville, South Carolina, and known as #117 South Main Street, being on the East side of said Street, said lot being bounded on the South by Mrs. McKay, and on the North by lands of said Westervelt & Smith, for the following term, to wit: Beginning the first day of June, 1915, and ending the 31st day of December, 1916, at the monthly rental of Fifty Five Dollars for the months of June, July, August, September, October, November and December, 1915, respectively, and at the monthly rental of sixty dollars per month for the year 1916, said monthly rental to be paid on the first day of each and every month during the term aforesaid.

The portion of part of said building excepted, as above referred to, is all of such portion of the front part of the ground or first floor occupied by M.A. Smith or in other words, this lease shall cover all said buildings now occupied by the above named Tenant, and said Tenant shall at all times have the right of ingress and egress up and down the stair-way leading to the second story of said building from Main Street, said right and privilege to be at all times accorded to it, its officers, agents, servants, employees and patrons.

It is further agreed that the Landlord will keep the premises in reasonable repair; that the Tenant will at its own expense repair all damages done or caused by it, and at the end of said term or sooner determination of this lease, surrender said premises in as good condition as when it received the same, reasonable wear and tear thereof, excepted, provided, that if said premises are destroyed or so injured as to render them unfit for occupancy, this lease shall be thereupon terminated at the option of either party,

It is further agreed that this lease shall not be assigned nor the premises sub-let without the written consent of the Landlord.

The said Tenant and the Landlord further agree that if the tenant shall fail in or go out of business, or fail to pay the rent, or fail to keep any or all the terms or provisions of this lease, this lease shall thereupon at the option of the Landlord cease and determine, and the premises to be surrendered to them, and they may re-enter and take possession thereof,

The said Tenant agrees to pay the rent aforesaid and as stated, and to keep and perform all the terms and conditions herein, and upon so doing, shall have peaceable possession of said premises, and will surrender the same at the termination of this lease or the end of said period,

IN WITNESS WHEREOF, the parties hereto do hereunto in duplicate set their hands and seals, binding themselves, their heirs, successors and assigns, firmly by these presents, the name "Dean" in the eighth line of the second paragraph erased, and the words "said Westervelt and Smith" inserted before signing.

Signed, sealed and delivered
in the presence of:
W.T. Henderson.,

S.F. Ballentine.,

J.I. Westervelt., (Seal)
W.B. Smith., (Seal)

Piedmont Publishing Co., (Seal)
By Geo R. Koester.,
President,
and Grace V. Brown., Secretary,

State of South Carolina.,
County of Greenville,

Personally comes before me W.T. Henderson who on oath says that he saw the within named J.I. Westervelt, W.B. Smith and The Piedmont Publishing Company sign, seal and as their act and deed, deliver the foregoing lease, and that he with A.F. Ballentine witnessed the execution thereof,

Sworn to and subscribed before
me this 12 day of March, 1915,
T.F. Hunt., (Seal)
Notary Public, S.C.

W.T. Henderson,

Recorded for March 12th, 1915.,