

STATE OF SOUTH CAROLINA, } COUNTY OF Greenville

C. B. Gaper lessor.

in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto.

Louis N. Thomas

lessee for the

following use viz: store room on the southwest corner of Buncombe and Laurent streets, Grand Opera House Building, Greenville, South Carolina the premises to be used for cigar, Soda Fountain

for the term of those years, beginning the 1st day of August 1921 and end the 30th day of September 1924

and the said lessee in consideration of the use of said premises for the said term, promise to pay to the said lessor the sum of Twenty Five Dollars

per month in advance. The lessee hereby agree to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only

require of the lessor the use of the premises for the business mentioned. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected. Lessor is to provide steam heat and keep the store room warm and comfortable. The store room above referred to is adjoining the lobby of the Grand Opera House. If the lessee vacates the premises before the expiration of this lease he must give sixty days prior notice to same and upon the vacating said premises, this lease reverts to the Lessor herein.

TO HAVE AND TO HOLD, the said premises unto the said lessee Louis N. Thomas

executors, administrators and assigns, for the said term. It is agreed, by the parties hereto, that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it give to the other party

One months' written notice, previous to the time of the desired termination, but the destruction of the premises by fire or other casualty, or

months arrears of rent, shall terminate this lease. The lessee agree to make good all breakage of glass, and all other injuries done to the premises during the term, except such as are produced by natural decay and unavoidable accidents, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor, nor sub-rent without the lessor's written consent.

Witness our hands and seals, the 5th day of August, 1921

Witness: Thos. L. Lewis (SEAL.) C. B. Gaper (SEAL.) H. B. Springs (SEAL.) Louis N. Thomas (SEAL.)

STATE OF SOUTH CAROLINA, } County of Greenville

PERSONALLY comes Thos. L. Lewis

and makes oath that he saw the within named

C. B. Gaper + Louis N. Thomas

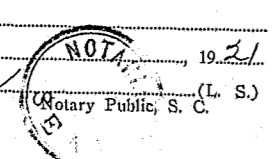
sign and seal the within written instrument, and that he, with H. B. Springs

witnessed the execution thereof.

Sworn to before me, this 5 day of Aug., 1921

H. B. Springs (Notary Public, S. C.) Thos. L. Lewis

Recorded August 17th, 1921



STATE OF SOUTH CAROLINA, } COUNTY OF Greenville

D. G. Rosemond lessor.

in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto

J. O. Thomas, W. M. Edwards, D. G. Rosemond, A. A. Arnold, R. Wilson, H. V. Carter, J. L. Austin lessee

the Lot on the Casley Bridge Road having a frontage fifty (50) feet and having a depth of one hundred (100) feet, and being a part of the Wash Rosemond property

for the term of Twenty-Five (25) years ending August 29th 1946

and the said lessee in consideration of the use of said premises for the said term, promise to pay to the said lessor the sum of

Ten + 7/100 (10.007) Dollars,

per year payable in advance

The lessee have the right and privilege to sell or remove any building or building erected on this lot at the expiration of said lease, and the said D. G. Rosemond is to have the first opportunity of buying said building or buildings

TO HAVE AND TO HOLD, the said premises unto the said lessee them

executors, administrators and assigns, for the said term. It is agreed, by the parties hereto, that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it give to the other party

one months' written notice, previous to the time of the desired termination, but the destruction of the premises by fire or other casualty, or

months arrears of rent, shall terminate this lease. The lessee agree to make good all breakage of glass, and all other injuries done to the premises during the term, except such as are produced by natural decay and unavoidable accidents, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor.

Witness our hands and seals, the 29th day of Aug., 1921

Witness: H. K. Thomas (SEAL.) D. G. Rosemond (SEAL.) E. D. Allen (SEAL.)

STATE OF SOUTH CAROLINA, } County of Greenville

PERSONALLY comes E. D. Allen

and makes oath that he saw the within named

Lessor A. A. Arnold, R. Wilson, W. M. Edwards, J. O. Thomas, J. L. Austin and M. C. Carter and D. G. Rosemond, Lessee H. K. Thomas

sign and seal the within written instrument, and that he, with H. K. Thomas witnessed the execution thereof.

Sworn to before me, this 29th day of August, 1921

H. K. Thomas (Notary Public, S. C.) E. D. Allen

Recorded August 29th, 1921