

State of South Carolina,

County of Greenville.

This indenture made and entered into by and between J.H. Morgan and Wm. H. Austin of the one part and hereinafter designated as Landlords, and Joseph W. James of the other part and hereinafter designated as Tenant,

W-I-T-N-E-S-S-E-T-H:

The said Landlords have let and rented to the Tenant and he has hired and taken from them that certain two story brick building and the ground covered by same, situate on the East side of Academy Street, in the City and County of Greenville, South Carolina, on the terms and conditions hereinafter stated.

To have and to hold said premises for the terms of three years from the first day of February 1922. If said building is not at that time sufficiently completed for occupancy, then said term of three years is to begin from the time same is completed and ready for occupancy.

The lot and building let and taken as aforesaid, fronts the East side of South Academy Street sixty-four feet. One half or approximately one-half of said building, being the Northern half, will extend one hundred and twenty feet in depth and the other half will extend one hundred and thirty feet in depth. That at the extreme rear of said building, a platform convenient to the railroad siding will be erected by the Landlords.

For the use and occupation of said premises, the Tenant agrees and will pay the sum of Two hundred and fifty dollars for each month during said term, payable at the end of each calendar month.

It is further agreed that the Landlords will equip said building with sufficient Sprinkler System; that this lease shall not be assigned nor the premises sub-let without the written consent of the Landlords; that no changes or alterations shall be made without such consent; that if said Tenant fails in business, or ceases to do business, becomes bankrupt, goes into or is put in the hands of a receiver or commits any like act, the Landlords may terminate this lease, thereupon, at their option; that if said premises are so injured or destroyed in any manner to such extent that they are not fit for occupancy, either party hereto may terminate this lease; that if the rent herein provided is not paid or if the Tenant does not comply with or remain and keep all and every covenant herein, the Landlords may terminate this lease and re-enter, take possession and remove all persons therefrom.

Upon the Tenant complying with all the terms hereof and paying the rent as stated and at the times stated, he may have quiet and peaceable possession for the term aforesaid; that he will at the end of said term or at any sooner determination of this lease, quit and surrender said premises in as good condition as he finds them, ordinary wear and tear excepted and the further exception of the the injury or destruction hereinbefore provided for.

In Witness whereof the parties hereto do in duplicate set their hands and seals this the 30th, day of November 1921.

Signed, sealed and delivered
In the presence of:

B.B. Mills,
J.M. Latimer.

J.H. Morgan, (Seal)
Wm. H. Austin, (Seal)
Jos. W. James (Seal)

State of South Carolina,

County of Greenville.

Personally comes before me J.M. Latimer and made oath that he saw the within named J.H. Morgan, Wm. H. Austin, Jr. and Joseph W. James sign, seal and as their act and deed deliver the foregoing lease and that he with B.B. Mills witnessed the execution of the same.

Sworn to and subscribed before me this

the 30th, day of November 1921.

B.A. Morgan (Seal)

J.M. Latimer.

Not. Pub. S.C.

Recorded September 11th, 1922.

END OF DOC.