

State of South Carolina,
County of Greenville.

This Agreement entered into between F. Jordan, hereinafter called lessor, and Thomas F. Parker, J.W. Norwood, J.A. Russell, Miss Jim Perry and Mrs. H.H. Harris, Trustees of Greenville Public Library, hereinafter called Lessees, Witnesseth:

The Lessor does hereby lease to the Lessees, their successors and assigns, at the rental hereinafter stipulated, for a period of five years commencing January 1, 1924, the basement and first floor of the building to be erected by the lessor on his lot fronting on Brown Street in the City of Greenville, and extending back with an alley boundary on each side to the building situate on Main Street now owned by the said Lessor the building hereby leased having the dimensions and being shown on plan prepared by Beacham and LeGrand, Architects, and agreed upon between the parties hereto, the said plans being referred to as part of this agreement; also all the rights and privileges to the alleys on the north, west and south sides of the said building, which are owned and possessed by the Lessor; also the right of lessees to use any portion of the land belonging to the owner lying between the premises leased and the side-walk on Brown Street; also the right of free ingress and egress from Main Street by the Lessees and all persons desiring said right for entering and leaving the above described leased premises during the term of this lease, through the hallway of the building owned by the Lessor on Main Street, as shown on said plans and specifications; and the said Lessor agrees to keep open the said hallway and connect it with the first floor of the herein leased premises in accordance with the above mentioned plans and specifications, so as to provide said right of ingress and egress as above set forth during the terms of this lease.

It is mutually agreed that the Lessees shall not sub-lease any portion of this building without the consent of the Lessor first had and obtained.

In consideration of the lease of the foregoing premises, the Lessees agree to pay therefor, for the term of five years commencing January 1, 1924, the sum of Two hundred and fifty (\$250.00) Dollars per month, payable quarterly on the last day of March, June, September and December of each year during the continuance of this lease.

It is mutually agreed that the Lessees shall have the option to continue the lease of the above described premises with all the rights and appurtenances thereto belonging, year by year, for an additional period of five years at the same monthly rental and upon the same terms, the Lessees to have the right to dis-continue renting and to surrender possession of the said premises at the end of any year during the five year period.

The Lessor also agrees to lease to the Lessees, their successors and assigns, for a term of five years, commencing January 1, 1924, the second floor of the new building hereinabove described for the following rental, to-wit: for the first year rent at the rate of Five (\$5.00) Dollars per year; for the second year rent at the rate of Five hundred (\$500.00) Dollars per year; for the third year rent at the rate of One Thousand (\$1,000.00) Dollars per year; for the fourth year, rent at the rate of Fifteen Hundred (\$1,500.00) Dollars, per year, and for the fifth year, rent at the rate of Fifteen hundred Dollars (\$1,500.00) per year. Said rental to be paid quarterly as provided in the preceding clause of this lease; and the Lessees do hereby agree to pay the said rental for the said term.

It is further agreed that the Lessees shall have the right at the expiration of the five year lease to continue the same of force year by year for an additional five years at a rental at the -

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rate of Fifteen hundred (\$1,500.00) Dollars per year, payable quarterly, as hereinabove provided, Lessees to have the right to discontinue renting and to surrender possession of the said premises at the end of any year during the five year period.

It is further agreed that should the Lessees cease to lease the second floor while continuing the lease on the first floor and basement the stairs between the first and second floors of the said building are to be closed by the Lessor at his own expense, and in such case the Lessor is to provide an entrance to the second floor of the said new building through the second floor of the old building. The intention and purpose of this being to keep the Library distinct from the portion of the old and new building occupied by other tenants, and that the other tenants and the Lessor shall have no right of ingress or egress to the second floor through the portion of the building occupied by the Library.

It is further agreed that the Lessor shall keep the roof and the external portion of the building in good repair during the period of occupancy by the Lessees, and the Lessees agree to keep the interior of the building occupied by them in good condition and to keep up, at their own expense, the heating plant, plumbing, electric wiring and inside walls.

It is further agreed that the Lessor shall furnish to the Lessees a sufficient amount of soft coal or other fuel mutually agreeable to the Lessor and Lessees of good quality and in quantity satisfactory to the Lessees, delivered at their heating plant, in their bin, for the heating of the three floors of the Library, the price of said fuel is included in the above mentioned rental price. If at any time the Lessees surrender possession of the second floor, they agree to continue to operate the heating plant for the use of the three floors of the new building, provided the Lessor shall furnish suitable and sufficient fuel as above stipulated, for that purpose. The Lessor is to furnish no janitor service to the Lessees, that service is to be supplied and paid for by the Lessees, for the portion of the building rented by them.

It is further agreed that the rentals hereinabove stipulated shall be paid by the Lessees to J.W. Norwood quarterly, as above stated, to be credited by him, first on the interest due him by the Lessor on the mortgage executed by him to the said J.W. Norwood, and any balance after the payment of interest to be credited by the said J.W. Norwood on the principal of the said debt.

It is further agreed that if the premises leased or any part thereof shall at any time during the term of the lease be destroyed or rendered uninhabitable by fire, or other cause, then in such case the payment of rent as hereinabove agreed upon, or a proportionate part thereof, according to the extent of the damage incurred, shall be suspended until the premises shall have been re-built and again rendered habitable.

It is further agreed that if at any time the Lessees default for the period of thirty days in payment of rent, the Lessor shall have the right at his option to terminate this lease. It is further agreed that the Lessees shall hold possession of said premises upon the terms herein above provided during the continuance of the terms thereof, or for the renewal terms, if the Lessees exercise their option to renew, and that upon the expiration of said lease and renewals, if exercised, that the Lessees shall surrender possession of said premises in as good condition as when received by them, reasonable wear and tear accepted.

Witness our hands and seals in Greenville, S.C. in duplicate this 8th day of August, 1923.

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