

State of South Carolina
County of Greenville

This rental contract and agreement made and executed by and between A. C. Cleveland, the lessor and J. P. Cothran, Jr. and J. A. Putnam, the lessee, on this 27th day of February, 1921, all parties being residents of the City of Greenville S.C.

Witnesseth:

- In consideration of the rental herein agreed upon, A. C. Cleveland agrees to erect a building on the lot between Main and Townes Streets, fronting on College Street, in the City of Greenville, according to the plans and specifications heretofore agreed upon and to lease the same to the lessee for a period of Five Years for an annual rental of Two Thousand Dollars, payable in equal monthly payments. The lessee, hereby accept this lease and agree to pay regularly the said rental in equal monthly payments.
- The payments of rent shall begin at the end of the month after the building is completed and turned over to the lessee for occupancy, the first of payment being for the proportionate part of the month.
- Destruction of the property by fire or other cause to such an extent as shall render the building unfit for occupancy shall terminate this lease unless the lessor desires to at once repair or rebuild the same, in which event payments of rent shall cease until the building is again ready for occupancy.
- Failure to pay promptly the monthly rental shall render this lease void at the option of the lessor and in the event of Bankruptcy of the lessee this lease shall immediately become void.
- Ordinary repairs caused by wear and tear of the property and not by negligence of the lessee or others shall be promptly made by the lessor.

See reference to this contract see page 290 in this book

In the faithful performance of the terms and conditions hereof I hereby bind ourselves, our heirs and assigns
 Witness our hands and seals the day and date first above written
 A. C. Cleveland (Seal)
 J. P. Cothran, Jr. (Seal)
 J. A. Putnam (Seal)

In presence of
 H. W. Robinson
 L. C. Ferguson

For value received, we, J. P. Cothran, Jr. and J. A. Putnam, do hereby assign the within lease to James Anderson, hereby transferring to him all the rights which we have under the said lease.

Witness our hands and seals this the - day of August, 1921.

Subject to signature of J. P. Cothran, Jr. (Seal)
J. P. Cothran, Jr.
J. A. Putnam (Seal)

Witness:
As to J. P. Cothran, Jr. J. P. Cothran
As to J. A. Putnam Ch. M. Page

I consent to the foregoing assignment

For value received I, James Anderson do hereby assign the within lease to E. L. Moore hereby transferring to him all the rights which I have under the said lease

Witness my hand and seal this the - day of June, 1922
Witness
E. L. Moore
J. M. Smoak

State of South Carolina
County of Greenville

Personally appeared before me J. M. Smoak who under oath says that he saw James Anderson sign and seal and deliver the foregoing deed and that H. E. Page with him was a describing witness thereto
 Sworn to before me this the 15th day of June, 1922
 J. B. Maxwell (Seal) J. M. Smoak
 Notary Public S.C.

State of South Carolina
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For value received Cothran & Putnam Company, a corporation, does hereby grant bargain, sell and assign unto James Anderson and his assigns all its right, title and interest in, to and under the lease of A. C. Cleveland to J. P. Cothran, Jr. and J. A. Putnam, dated February 27, 1921, which lease covers a storeroom on College Street, Greenville S.C. and is for a term of five years

(over)