

State of South Carolina,  
County of Greenville.

Lease of City property by B.D. Goldsmith to Dowling Real Estate Co.

B.D. Goldsmith, Lessor, for and in consideration of the sum of Three Thousand (\$3,000.00) Dollars cash in hand paid, the receipt whereof is hereby acknowledged, and in further consideration of the rental hereinafter specified, has granted, bargained and released and by these presents does hereby grant, bargain and lease unto Dowling Real Estate Company, a corporation, hereinafter referred to as the Lessee, the following described real estate in the City of Greenville:

All that piece, parcel and lot of land situate, lying and being in the City of Greenville, County and State aforesaid, located on the corner of Richardson and Coffee Streets in Ward One of said City, having three store rooms fronting on Coffee Street and one store room on Richardson Street, said building being known as the Goldsmith Building.

This lease is to be for a period of fifty years, commencing on Jan. 1st, 1924, and ending Jan. 1st., 1974, and the said Lessee in consideration of the use of said premises for the said term promises to pay to the Lessor the sum of Two hundred fifty (\$250.00) Dollars per month for the first five years; \$275.00 per month for the next five years; \$300.00 per month for the next succeeding five years; \$325.00 per month for the next succeeding five years; \$350.00 per month for the next succeeding five years; \$375.00 per month for the next succeeding five years; \$400.00 per month for the next succeeding five years; \$425.00 per month for the next succeeding five years; \$450.00 per month for the next succeeding five years; \$475.00 per month for the next succeeding five years and \$500.00 per month for the next succeeding five years.

In other words, the rental is to be increased twenty-five (\$25.00) Dollars per month during each period of five years from the commencement of this lease. The Lessee is to have credit for the \$3,000.00 herewith paid, and is not to pay any rent until Jan. 1st, 1925.

To have and to hold the said premises unto the said Lessee, its successors and assigns for the said term.

It is agreed by the parties hereto that the building is to be used by the Lessee only for respectable business purposes and is not to be used as a garage or repair shop of any kind, but the lessee may use it for any reasonable and reputable business.

It is agreed that three months' arrears in rent shall terminate this lease at the option of the Lessor. It is further agreed that the destruction of the building by fire or other casualty, rendering it unfit for habitation, shall terminate the lease at the option of the Lessee.

The Lessee is to have the privilege or remodeling the building and improving the same and is to make all repairs from any and all causes during the continuation of this lease.

In event the building is destroyed or damaged by fire or other casualty, it is agreed that any insurance covering the same shall be used in repairing said damages.

The Lessee hereby agrees to carry \$5,000.00 insurance on said building, having a loss payable clause made to the Lessor, and the Lessee is given the privilege to carry any further insurance that it may desire for its benefit upon the said building and contents thereof.

It is agreed and understood that the Lessor is to pay all State, County, City and Federal Taxes that may be levied and assessed against said property during the period of this lease.

(Over)