

State of South Carolina  
County of Greenville

This contract and lease made and entered into by and between J. D. Neal and W. M. Park hereinafter referred to as the Lessors and E. M. Mason hereinafter referred to as the Lessee, witnesseth:

That in and for the considerations hereinafter expressed the Lessors do hereby bargain, grant, sell, lease and by these presents do lease unto the said Lessee, his heirs, executors and administrators, a certain store, room situated in the City of Greenville, S. C. on 160 E. Court Street, said building having a frontage on E. Court Street of 75 feet and a depth of 100 feet for a period of two years, commencing on the first day of March 1924 and ending on the first day of March 1926 at a monthly rental of ninety (\$90.00) dollars per month, payable in advance.

It is understood between the parties hereto that the Lessee shall have the option at the expiration of this lease of holding said premises for a further period of five years commencing on the expiration of this lease and ending five years thereafter at a monthly rental of not more than one hundred (\$100.00) dollars per month payable in advance.

It is understood between the parties hereto that in case said premises are destroyed by fire or other casualty so as to render them untenantable, said lease is to terminate at the option of either party.

It is understood between the parties hereto that in the event one month's rent shall be in arrears and unpaid the lessors shall have the option of considering this lease null and void.

It is also agreed between the parties hereto that the Lessee, his heirs or administrators shall have the right to assign, re-lease and sublet said premises and shall also have the right to use said premises for any legitimate business whatsoever.

It is agreed that the Lessee shall not fasten any machinery to the ceilings of said building other than electric fans.

The Lessors do hereby warrant and covenant that the Lessee, upon payment of the rent as aforesaid shall have the quiet and peaceful use and possession of said premises during the continuance of this lease and the Lessee agrees to turn over said property at the expiration of said lease in as good condition as received, natural wear

and decay excepted.

In witness whereof the parties have hereunto set their hands and seals in duplicate this the 29th day of Feb. 1924.

D. B. Leatherwood  
E. Louise Parker

J. D. Neal (Seal)  
W. M. Park (Seal)

Lessors  
E. M. Mason, Jr. (Seal)  
Lessee.

State of South Carolina  
County of Greenville

Personally appeared before me E. Louise Parker, who being duly sworn says that she saw J. D. Neal and W. M. Park as Lessors and E. M. Mason, Jr. as Lessee sign seal and deliver the above lease for the purposes therein mentioned and that she with D. B. Leatherwood witnessed the execution thereof.

Given to Report on this  
the 29 day of Feb. 1924  
D. B. Leatherwood (L.S.)  
Notary Public, S. C.

E. Louise Parker.

Recorded June 16th 1925 at 10:25 A.M.

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