

the Lessor, and the United States of America. Hereinafter called the Government:

Witnesseth: The Parties hereto for the Considerations hereinafter mentioned Covenant and agree as follows:

2. The Lessor hereby leases to the Government the following described Premises, viz: All that certain room, twenty-eight feet four inches by ninety-seven feet six inches (28'4" x 97'6") and a room in the basement underneath twenty-eight feet four inches by forty-seven feet (28'4" x 47'), inside measurement, on the first floor of the one story and basement brick Premises, known as "61 Trade Street", situated on the west side of Trade Street, between Randall Street and the P. & N. Railway, on lot No. 199, block No. 80, with the use of an alley 20' wide on the side and another 30' wide in the rear, in Green, Greenville County, South Carolina, to be used exclusively for the following purposes: as and for a Post Office in Green, Greenville County, South Carolina.

3. To have and to hold the said Premises with their Appurtenances for the term beginning August 1, 1926 and ending with July 31, 1931, five years in all.

4. The Government shall not assign this lease in any event and shall not sublet the demised Premises except to a desirable tenant, and for a similar purpose, and will not permit the use of said Premises by any other than the Government, such sub-lessee, and the agents and servants of the Government, or of such sublessee.

6. The Lessor shall furnish to the Government, during the occupancy of said Premises, under the terms of this lease, as part of the rental consideration, the following: a good fireproof safe with burglar resisting chest in accordance with specifications, and also boxes, fixtures and furniture, requisite to make the said room or rooms in every way satisfactory for use as a Post office. The Lessor shall keep the said safe, boxes, fixtures and furniture in good repair and proper condition to the satisfaction of the Post Office Department. The Lessor shall furnish all additional boxes, but no other equipment that may be deemed necessary by the Post Office Department during the term of this lease, and shall keep said additional boxes in good repair and proper condition to the satisfaction of the Post Office Department. The Lessor shall pay all taxes and water rates, and shall have this lease duly recorded, and shall protect all windows and doors in the workroom by iron bars or wire gratings according to requirements. The Lessor shall furnish satisfactory heating and lighting fixtures; satisfactory heat, light, water, power for electric fans, plumbing and necessary toilet facilities. The Lessor shall keep the said heating and lighting fixtures and plumbing in good repair and condition during the term of this lease.

7. The Lessor shall, unless herein specified to the contrary, main-

tain the said Premises in good repair and tenable condition during the continuance of this lease, except in case of damage arising from the act or the negligence of the Government's Agents or employees. For the purpose of so maintaining the Premises, the Lessor reserves the right at reasonable times to enter and inspect the Premises and to make any necessary repairs to the building.

8. The Government shall have the right, during the existence of this lease, to make alterations, attach fixtures, and erect additions, structures, or signs, in or upon the Premises hereby leased (Provided such alterations, additions, structures, or signs shall not be detrimental to or inconsistent with the rights granted to other tenants on the Property or in the building in which said Premises are located); which fixtures, additions, or structures so placed in or upon or attached to the said Premises shall be and remain the Property of the Government and may be removed therefrom by the Government prior to the termination of this lease, and the Government, if required by the Lessor, shall, before the expiration of this lease or renewal thereof, restore the Premises to the same condition as that existing at the time of entering upon the same under this lease, reasonable and ordinary wear and tear and damages by the elements or by circumstances over which the Government has no control, excepted; provided, however, that if the Lessor requires such restoration, the Lessor shall give written notice thereof to the Government ninety days before the termination of the lease.

9. The Government shall pay the Lessor for the Premises rent at the following rate: One thousand five hundred dollars (\$1,500.00) Per Annum.

Payment shall be made at the end of each quarter, to-wit: on the first day of January, April, July and October, in each year during occupancy.

10. Whenever any building or part of a building under lease becomes unfit for use as a Post office, no rent shall be paid until the same shall be put in a satisfactory condition by the owner thereof for occupation as a Post office, or the lease may be canceled, at the option of the Postmaster General.

(a) This lease may be terminated upon ninety days' notice in writing to the Lessor whenever the Post Office Department shall decide to move the office into a Government-owned building which shall have been provided for it.

(b) This lease may be terminated upon ninety days' notice in writing to the Lessor whenever, in the judgment of the Department, the growth of the service at that office renders additional room necessary and the Lessor is