

G.W. Parkins  
 To  
 Gilreath, Ombage  
 Company

Lease

The State of South Carolina &  
 County of Greenville

This memorandum of  
 agreement made and  
 entered into this 6<sup>th</sup> day of April A.D. 1882  
 between George W. Parkins of said County and  
 State of the first part and William W. Gilreath,  
 Samuel P. Ombage and Ditton Gilreath partners  
 in trade, under their firm name of Gilreath  
 Ombage & Co. of said County and State of the  
 second part, witnesseth: That the party of the first  
 part in consideration of Two hundred Dollars  
 a year, payable in quarterly instalments of  
 Fifty Dollars each at the expiration of each  
 quarter has granted, devised and let to the  
 party of the second part, the ground on which  
 stands the store in the corner formed by Main  
 and Coffee Streets, that is to say on West side  
 of Main and the North side of Coffee Street in  
 the City of Greenville and said County and  
 State; the term of lease to commence at the  
 expiration of a lease already subsisting on said  
 ground, - and to end at the expiration of the term,  
 for which the ground on which the adjoining store  
 stand is leased, so that the term for all shall be the  
 same and expire at the same date, and it is under-  
 stood that the rent herein provided for shall  
 begin to accrue from and after the expiration  
 of the subsisting lease on the ground occupied  
 by said corner store room, and the said  
 parties of the second part, hereby agree and  
 obligate themselves to pay to the said party of the  
 first part, the aforesaid sum of Two hundred  
 Dollars in the manner and at the times herein  
 before provided, and at the expiration of the  
 term above mentioned to give possession of  
 the ground on which said buildings stand,  
 to said party of the 1<sup>st</sup> part, and it is further  
 covenanted and agreed by the parties to these  
 presents that upon the determination of  
 the term of lease upon the ground on  
 which all the buildings belonging to the  
 parties of the second part stand on at the

expiration of two years from this date the said party of the  
 first part shall have the privilege, at his option to take  
 the buildings upon paying to the said parties of the  
 second part their share or assigns the value of the  
 same; said value to be ascertained by an appraisement  
 by five competent and disinterested appraisers, to be  
 chosen as follows, two by the party of the first  
 part, two by the parties of the second part and the  
 fifth by the four thus chosen, and in the event  
 the said party of the first part shall decline to take  
 said buildings at the appraisement thus made, then  
 the said parties of the second part shall have the  
 right to remove the same, and shall give possession  
 of the ground to the said party of the first  
 part in the same condition as when the same was  
 leased to said parties of 2<sup>d</sup> part, and it is under-  
 stood that this lease is not to conflict with the  
 lease of the ground on which the opera house  
 stands; except that in the event a higher or lower  
 tax assessment shall at any time during the con-  
 tinuance of this lease be placed on the ground of  
 the party of the 1<sup>st</sup> part, the assessment of \$1000 on  
 which the party of the 2<sup>d</sup> part are paying taxes by  
 the terms of a former lease, shall be raised or  
 lowered in proportion. It is further agreed,  
 between the parties that if at any time until  
 the expiration of the lease, the parties of the 2<sup>d</sup>  
 part shall have an offer to purchase the the  
 whole lot or any part of the same (said lot ad-  
 joining that of the party of the first part)  
 said party of 1<sup>st</sup> part shall have the refusal  
 of the same before sale, at the same price on  
 the following terms to wit: one third cash,  
 and the remainder in one two and three years  
 from date of sale in equal instalments.  
 Witness our hands and seals this day and year  
 first above written,  
 G.W. Parkins  
 W.W. Gilreath  
 S.P. Ombage  
 Ditton Gilreath

for lower or lowered interest  
 before execution  
 In presence of  
 J. H. Morgan  
 W. A. Morgan