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STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE.) This indenture made this 1st day of March 1909 between Green-
ville Hotel Company, a corporation chartered under the Laws of the State of South Carolina
with its principal place of business in Greenville, South Carolina, hereinafter referred to
as Lessor, and Ellison A. Smyth, F. F. Beattie, C. S. Webb, George W. Brunson Jr. J. R. Smith, J. E.
Sirrinc, E. E. Douglas, J. W. Jervey and J. P. Rickman as Trustees of the Poinsett Club,
an unincorporated social association, hereinafter referred to as Lessee, Witnesseth:-

1- That the Lessor for and in consideration of the rents, covenants and agreements hereinafter mentioned to be paid and done by the Lessees and their successors, has leased, demised and let, and by these presents does lease demise and let unto the Lessees and their Successors, that certain lot of land, situate in the city of Greenville, in the County and ~~State~~ State aforesaid, fronting on North Main Street, adjoining the Ottary Hotel, having the following lines, courses and distances to wit:- Beginning at an iron pin on North Main Street, corner of Hotel lot heretofore leased to M. Quinn thence with North Main Street Northerly, one hundred and five (105) feet and three (3) inches to an iron pin, corner of lot of J. E. Sirrine; thence with Sirrines line two hundred and four (204) feet to an iron pin corner of lot heretofore leased to M. Quinn, thence along line perpendicular to Sirrines line twelve (12) feet to an iron pin, thence parallel with Sirrines line sixty five (65) feet and three (3) inches to iron pin, thence along line perpendicular with ~~Sirrines~~ Sirrines line seventy two (72) feet and one (1) inch to iron pin three (3) feet from wall of Hotel, thence along line parallel to wall of Hotel and three (3) feet therefrom, forty-five (45) feet and (2) inches to iron pin thence perpendicular to last mentioned line nine (9) feet ~~four~~ (4) inches to iron pin, thence along line parallel to line of hotel, but three (3) feet and six (6) inches therefrom, eighty nine (89) feet and eight (8) inches to the beginning corner being part of the lot conveyed to the lessor by Piedmont Savings and Investment Company, by deed dated September 5th, 1907. Together with all and singular the rights members, Hereditaments and Appurtenances to the said premises belonging or in any way incident or appertaining, including the right-of-way leading from Brown Street, next the line of J. E. Sirrine to the rear of said lot. To have and to hold all and singular the said premises unto the lessees herein and their Successors, for a term of years, beginning March 1st, 1909, and ending January 1st, 1919, upon the terms hereinafter mentioned.

II.

at their own expense and as a part of the rentals
The Lessees agree for said property, to make certain improvements on the building situate on said lot, and to put therein certain fixtures, the improvements and fixtures to be in accordance with the plans prepared by J. E. Sirrine, and to the cost at least Three Thousand (3,000.00) Dollars; the same to be the property of the Lessor at the end of the term herein provided. And in case the full sum of Three Thousand (3,000.00) Dollars in improvements and fixtures should not be expended, the difference shall be paid to the Lessor as rent.

III.

The Lessees further agree to pay to the Lessor the following rentals to wit: ~~forty~~ (40.00) dollars per month, for a term beginning on May 1st. 1909, and ending January 1st. 1914; the same to be payable monthly and from January 1st. 1914, to January 1st. 1919 the sum of fifty (50.00) dollars per month payable monthly.