

P. P. P.

(Lease fee fifty cents)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

This agreement made and entered into this the 30th. day of July, 1912, by and between Lalla Reynolds and Annie Belle Reynolds, parties of the first part, and hereinafter called lessors, and George Jackson and Charlie G. Link, trading as Busy Bee Lunch Company and hereafter called lessees, parties of the second part.

WITNESSETH:

1. That the lessors have hereby hired and leased to the lessees that certain brick building known as No. 115, South Main Street, being two stories high, situate on the East side of said Main Street, in the City and County of Greenville, South Carolina, for the term of five years, beginning the first day of May, 1913, at the Monthly rental of Ninety Dollars (\$90.00) for each and every month, during said period, payable in advance.
2. That the said George Jackson and Charlie G. Link, trading as Busy Bee Lunch Company, agree to take the said premises at the monthly rental above stated, paying the sum as above stated, for the period aforesaid.
3. It is further agreed that the said lessees are not to conduct or permit or allow any part of said premises to be used as a clubroom, gambling-room, or in any other way in violation of the Ordinances of the City of Greenville, or the laws of the State of South Carolina.
4. That the said lessees will at their own proper cost and charges provide their own lights and water, and are not to make any improvements, changes or alterations in said building or the interior thereof, without the written consent of the said lessors, nor except at the expenses of the said lessees.
5. It is further agreed that this lease shall not be assigned, nor the premises sub-let without the written consent of the lessors.
6. It is further agreed that if any payment is not paid when due, according to the terms of this lease, then the lessors shall and may have the right to re-enter and take possession of said premises, and remove all persons therefrom, and shall not be liable for any damages, nor for any unexpired term of this lease, but may re-claim the same, and release and deal with said premises from that time on as if this contract had never been entered into.
7. It is further understood and agreed that if any of the conditions contained in this contract are violated by and on the part of the lessees, then the rights and privileges provided in the preceding paragraphs are hereby granted to the lessors.
8. Upon the payment of therent above referred to, and the compliance with and keeping of all covenants and conditions herein contained, the said lessees shall and may have peaceable and quiet possession of the premises hereby demised, for the period aforesaid, and they will return said premises at the end of said period, or other determination of this lease, in as good condition as they first take them, provided that if said premises are so injured or destroyed as to render them unfit for occupancy, then all parties hereto are from thenceforth relieved from the obligations hereby contracted.

In Witness whereof the parties hereto do bind themselves, their heirs, executors administrators and assigns firmly by these presents, and in duplicate do set their hands and seals this the 30th. day of July 1912.

Lalla Reynolds (Seal)
Annie Belle Reynolds (Seal)
Busy Bee Lunch Co.,
George Jackson (Seal) (Seal)
Chas. G. Link (Seal)

Signed, sealed and delivered
in the presence of:

Virginia Talley

B. A. Morgan

South Carolina,
Greenville County.

Personally comes before me Virginia Talley who on oath says that she saw the foregoing Lalla Reynolds, Annie Belle Reynolds, Busy Bee Lunch Company, George Jackson, Charlie G. Link sign, seal and as their act and deed deliver the foregoing Lease, and that she with B. A. Morgan witnessed the execution of the same.

Virginia Talley

Sworn to and subscribed before
me this 30th. day of July, 1912.

B. A. Morgan (SEAL)
Notary Public, S. C.,

Recorded for July 30th. 1912.

This lease cancelled July 14, 1913 by order of the court