

The State of South Carolina,
County of Greenville,

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This Indenture, made and concluded at Greenville, S.C. this 20th, day of July, 1906, be and between Alice C. Ferguson the Lessor on the first part, and E.S. Poole the Lessee on the second part. WITNESSETH, that the said party of the first part has granted and leased and, and by these presents does grant and lease unto the said Party of the second part the store room No. 213 Main Street in the City of Greenville, S.C., and the two floors above the same, the said property being known as the Ferguson Building, with all the appurtenances thereunto belonging: TO HAVE AND TO HOLD, the said premises unto the said party of the second part, his Executors, Administrators and assigns for the full term of ~~one~~ ^{one} year commencing on the 20th, day of July 1905 and ending on the 20th, day of July 1906, yielding and paying at the rate of ~~six hundred (\$600.00) dollars per annum, payable Fifty (\$ 50.00) dollars on the 20th, day of August, 1905, and Fifty (50.00) dollars on the 20th, of each succeeding month thereafter~~ until the full sum of Six hundred (\$600.00) dollars shall have been paid. And the said Lessee, for and in consideration of the above letten premises, doth covenant and agree to pay to the said Lessor, the above stipulated rent, in the manner herein required. And it is further agreed, that unless one month's notice, in writing, be given, previous to the expiration to the period herein specified by the Lessor to the Lessee, of his desire to have possession of the premises, or to change the conditions of the lease after such expiration; or the like notice be given by the lessee to the Lessor, of his intention to vacate the premises after such expiration; then it is hereby agreed that this lease will be considered as extending and binding in all its provisions for one year after such expiration; and so to continue from year to year, until such notice be given by either party, previous to the expiration of such extended term. But the destruction of the premises by fire, or by any other casualty, shall terminate this agreement. And it is mutually understood that the Lessee shall make no repairs at the expense of the Lessor, and any alteration or improvement desired by the Lessee at his own cost must be done under the written sanction of the Lessor and all such alterations or improvements shall be surrendered to the Lessor on the Lessee's removal. The Lessee shall make good all breakage of Glass, and all other injuries done to the premises during his tenancy, excepting such as are produced by natural decay and unavoidable accidents. And it is further stipulated and understood, by the parties to these presents that if one month's rent shall at any time be in arrear and unpaid the Lessor shall have the right to annul and terminate this lease, and it shall be lawful for her to re-enter and forthwith re-possess all and singular the above granted and leased premises. And it is further stipulated that no intoxicating liquor of any description is to be sold upon the said premises and no disreputable business is to be conducted thereon, and in the event this stipulation is not fully complied with the Lessor shall have the right to annul this lease in the manner and form aforesaid. It is further stipulated that the Lessee shall not sublet the premises without the written consent of the Lessor. In witness whereof, the parties do hereunto set their hands and seals in duplicate this 20th, day of July, A.D. 1905.

Signed, sealed and delivered in the presence of . Alice C. Ferguson, (Seal)
Oscar K. Mauldin, Lessor.

E.S. Poole, (Seal)
Lessee.

The State of South Carolina, (Duplicate)
County of Greenville

Personally appeared before me Oscar K. Mauldin and made oath that he saw the within named E.S. Poole and Alice C. Ferguson, sign, seal and as their act and deed, deliver the within written deed, and witnessed the execution thereof.

Sworn to before me this 28th day of July A.D. 1905.

Oscar K. Mauldin.

Henry K. Townes, (Seal)
Notary Public, 2nd or S.C.

Recorded June 27th, 1906.

I consent to the above contract and hereby relinquish any right I may have to the said premises
July 20th 1905
H. J. Owens