

State of South Carolina,

County of Greenville.

This agreement made and entered in to this, September 29th., 1911, by and between L.A. Mills, of Greenville, South Carolina, party of the first part, and Barney Harris, of Greenville, South Carolina, Party of the second part, WITNESSETH:-

1st. That the party of the first part does hereby demise to the party of the second part, and the party of the second part does hereby lease from the party of the first part, that certain store room on West Washington Street, in the City of Greenville, County and State aforesaid, being known as No. 117 West Washington Street, together with basement thereunder, having the following dimensions: Twenty-two (22) feet, six (6) inches, more or less, in width, by ninety-six (96) feet, four (4) inches, more or less, in depth.

2nd. It is hereby understood and agreed between the parties hereto that this lease is to begin on October 1st., 1911, and to end ~~on~~ on September 30th., 1916.

3rd. The party of the second part hereby agrees to pay to the party of the first part for the said premises the sum of Twelve Hundred (\$1200.00) Dollars per year, payable monthly, in twelve (12) equal monthly installments.

4th. It is further agreed between the parties hereto that the party of the first part is to furnish to the party of the second part steam heat for said store room, for a period of twelve (12) hours per day.

5th. It is understood and agreed that the party of the second part will not assign or sub-let this lease to any party of parties without the written consent of the party of the first part.

6th. It is further agreed that in case the party of the second part goes in to bankruptcy, or makes an assignment for the benefit of creditors, that it shall work a forfeiture of this lease. It is further understood and agreed that in case the party of the second part shall become two (2) months in arrears in the payment of the above rent for said store room, the party of the first part shall have the option to consider said lease terminated and may take possession of said store room by giving ten (10) days written notice to the party of the second part.

7th. It is further understood and agreed that at the expiration or other termination of said lease, that the party of the second part will surrender said premises to the said party of the first part in as good condition as reasonable use and wear thereof will permit, and that during the continuance of this lease the party of the second part will not make any alterations or repairs on said premises without obtaining the written consent of the party of the first part.

IN WITNESS whereof the parties hereto have set their hands and seals, this 29th. day of September A.D., 1911.

WITNESS:

F.F. Beattie

L.A. Mills (SEAL)
Party of the first part.

Barney Harris (SEAL)
Party of the second part.

State of South Carolina.

County of Greenville.

Personally appeared before me F.F. Beattie, who being duly sworn deposes and says: That he saw the within named L.A. Mills and Barney Harris sign, seal and as their act and deed, deliver and accept the within lease, and that he witnessed the execution thereof.

Sworn to and subscribed before me,

F.F. Beattie

this 29th. day of September A.D. 1911.

M.B. Prevost (Seal)
Notary Public for South Carolina.

Recorded for Sept., 29th. 1911.