

(Lease 75 ♂)

South Carolina,
Greenville County.

Anna R. Ware, lessor, in consideration of the rental hereinafter mentioned, have granted, bargained and released, and by the presents do grant, bargain and lease unto Razor and Joyce Co., lessee, lot in County and State aforesaid, in the City of Greenville, on Irvine Street, having a frontage on said Irvine Street of fifty-five feet and running back a depth one hundred sixty-nine feet, adjoining lots of Hayne and lessor, and the joint use with the lessor of a ten foot drive way opening into Irvine Street and running along with the line of this lot on the side of its rear line, to be kept open by the lessor during the existance of this lease, for the term of five years; and the said lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of sixteen and 67/100 dollars per month, payable on the last day of each month during the existence of this lease. It is agreed by the lessor that the lessee may erect a shop and garrage thereon at the lessee's expenses, and if the lessee complies with the terms of this lease may remove said buildings not later than thirty days after the expiration of this lease. It is further agreed by the lessee that if any of the tenants now occupying or hereafter occupying the houses of the lessor near said lot object to the use of the lessees of said lot, so that they consider that the oppucation of said houses unpleasant to them or any of them by reason of the occupancy of the lessee or their assigns, then the said lessee agrees to assume the rent of the houses of lessor within said block owned by lessor and to pay the rent for them at the present rental, and that it is agreed that the lessor does not guarantee than any of the adjoining property owners or tenants will not object to such use and occupation by the lessee, but it is agreed by the lessor that if any adjoining property owners or any citizen shall successfully procure and maintain any injunction against the lessee for the construction and proper operation of a properly equiped and built garrage the lessor shall discharge the lessee from this contract, if he so requests, provided the lessee shall at its own expense properly ^{trust} consent any effort to secure such injunction and that the lessee shall comply with the building laws of the City.

To have and to hold the said premises unto the said lessee, its executors, administrators, successors, and assigns for the said term of five years from October 1st, 1911. It is agreed that if three months rent shall be in arrears and unpaid at any time, then the lessor may declare the remainder of the rent due and payable and may proceed to collect the same, or that at her option this lease shall terminate and the premises including the buildings may revert to lessor, her heirs, executors, and assigns if said rent is ninety days in arrears and unpaid, and may repossess herself of said premises, and may eject said lessee as a tenant holding over after the expiration of his lease and for non-payment of rent, but that if the lessee or assigns do faithfully and promptly pay said rent each month and do not allow the rent to become ninety days in arrears, then said lessee has the privilege as aforesaid of removing such buildings as lessee may have erected thereon.

Anna R. Ware, (SEal)

Razor & Joyce Co., (Seal)

Witness our hands and seal this 30, day of September, 1911.

Witness:

W.Z. Bush,

WM. Goldsmith, Jr.

South Carolina, Greenville County.

Personally appeared before me Wm. Goldsmith, Jr., who being duly sworn says, that he saw Anna R. Ware and Razor & Joyce Company, sign, and seal the foregoing lease, and that he with W.Z. Bush witnessed the execution thereof.

Sworn to before me this 9, day of October, 1911.

Wm. Goldsmith, Jr.

J.E. Sanders, (L.S.)

Notary Public for South Carolina.

Recorded October 28th, 1911.