

State of South Carolina,

Greenville County.

This indenture entered into this the 7th, day of February, 1912, between Mary S. Tuttle by Wm. Goldsmith, Jr. Agent of the first part, hereinafter designated Landlord, and W.J. Woodward of the second part, hereinafter designated Tenant,

WITNESSETH:

The said Landlord has hereby let and rented to the said Tenant, and he has hired and taken from the said Landlord One room 28 x 57 feet, between the office of Wm. Goldsmith & Poetz's Babrer shop Court Square, Greenville S.C. known as "Smoker".

Including Steam Heat ~~and janitor service~~ tenant to pay all light bills.

for the term from Feby. 7th, 1912 to September 1st, 1912 to commence the seventh day of February 1912 for which he is to pay the sum of Eight hundred forty dollars per annum to be paid Seventy Dollars per month in advance on the first day of each month, ~~It is further agreed and understood~~

~~that the~~ This contract may be terminated May 31st, 1912, provided notice is given in writing on or by April 1st, 1912; Landlord gives tenant option of continuing this contract one year from Sept. 1st, 1912 on same terms & same rental, provide tenant gives notice in writing of his desire to continue the contract on or July 1st, 1912. Landlord further gives tenant option of continuing this contract for two years from Sept. 1st, 1913 at the annual rental of Nine hundred Dollars and same conditions as above, payable \$75.00 on the first day each month in advance, provided tenant gives notice in writing of his desire to continue the contract on or by July 1st, 1913.

It is further agreed that said premises shall not be sub-let or this lease assigned without the written consent of the Landlord.

It is further agreed that if said premises shall be destroyed or so injured as to render them untenable, all parties hereto from the time of such destruction or injury are released from the terms of this lease.

It is further agreed that if any rent shall be due and unpaid or if the tenant make default in or violate any of the covenants or agreements, terms or conditions in this lease, that thereupon, or within a reasonable time thereafter, the Landlord may terminate this lease and without suit or process re-enter and re-take possession of said premises and remove all persons therefrom, and the Tenant hereby waives any and all notice from the Landlord of any such intention or fact of termination, or if no such event occur will at the end of the said period covered hereby, quit and surrender said premises in as good condition as reasonable use thereof will permit, except as above provided.

Upon the tenant paying the said rent and at the time stated as above provided, the said Landlord hereby covenants that he may have quiet and peaceable possession of said premises.

In witness whereof, the parties hereto do bind themselves, their executors, administrators, heirs and assigns and set their hands and seals the day and year first above written.

Signed, sealed and delivered in Presence of:

W.S. Hicks,
J.E. Sanders,

Mary S. Tuttle, by
Wm. Goldsmith, Agent. (Seal)
W.J. Woodward, (Seal)

State of South Carolina,
Greenville County.

Personally appeared W.S. Hicks who upon oath says that he saw Wm. Goldsmith, Agent & W.J. Woodward sign, and seal the within written instrument, and that he with J.E. Sanders witnessed the execution thereof.

Sworn to before me this 7,
day of Feby. A.D. 1912.

J.E. Sanders (Seal) (L.S.)
Notary Public, S.C.

W.S. Hicks.

Recorded February 7th, 1912.