

State of South Carolina,

County of Greenville.

This agreement made and entered into on this the 14th day of September, A.D. 1912, by and between Washington Street Hotel Company, a corporation duly chartered under the laws of said State, party of the first part (hereinafter referred to as the "Owner"), and C.S. James, party of the second part (hereinafter referred to as the "Lessee"),

W I T N E S S E T H:

That the said owner for the consideration hereinafter stated, does hereby let, lease and demise unto the lessee the hotel building situate on the south-west corner of West Washington Street and Richardson Street in the Third Ward of the City of Greenville, in the County of Greenville and State of South Carolina, together with the lot of land on which said building is situate; excepting and reserving, however, a certain portion of the lobby of said hotel situate on the first or ground floor, containing about fifty-eight (58) square feet as shown by the revised plans of said hotel, which space is excepted from the operation of this lease and may be rented by said owner to any person or persons, firm, company or corporation to be used as a cigar^{stand} or news stand; or both; and to be operated by a person or persons of good character and reputation and good appearance and deportment. the rentals for such space to be collected by said owner without liability to account to said lessee for the same or any part thereof;

To have and to hold all and singular the said premises unto the said lessee for the full term of five (5) years, beginning this date at noon and ending on the 14th day of September, A.D. 1917, at noon; and the owner hereby covenants and agrees that the lessee shall have quiet and peaceable possession of said premises during the continuance of this lease and any extension thereof except as hereinafter provided;

And the lessee does hereby accept said lease upon the terms and conditions herein set forth and does agree to pay as a rental for said premises:

- (1) For the first year of said term, the sum of Three hundred and sixty dollars (\$360.00) for that portion of the ground floor of said building marked in the original sketch thereof as the "Drug Store Space"; the sum of six hundred dollars (\$600.00) for the seventh floor of said building and the sum of seven thousand, two hundred and fifty dollars (\$7250.00) for the remainder of said building; making a total of eight thousand, two hundred and ten dollars (\$8210.00) for the first year of said term;
- (2) For the second year of said term, the sum of eight thousand, two hundred and ten dollars (\$8210.00);
- (3) For the third year of said term, the sum of eight thousand, two hundred and ten dollars (\$8210.00);
- (4) For the fourth year of said term, the sum of three hundred and seventy-eight dollars (\$378.00) for said "Drug Store Space"; the sum of six hundred and thirty dollars (\$630.00) for the seventh floor of said building, and the sum of seven thousand, five hundred and seventy-five dollars (\$7575.00) for the remainder of said building, making a total rental of \$8583.00 for the fourth year of said term.
- (5) For the fifth year of said term, the sum of three hundred and ninety-six dollars (\$396.00) for the said "Drug Store Space"; the sum of six hundred and sixty dollars (\$660.00) for the said seventh floor and the sum of seven thousand, nine hundred and seventy-five dollars (\$7975.00) for the remainder of said building, making a total rental of \$9031.

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