

State of South Carolina,

County of Greenville.

This Indenture made this the 20th. day of December, A.D. 1912, by and between C.C. Jones, hereinafter designated as lessor, and C.E. Hicks, hereinafter designated as lessee,

W-I-T-N-E-S-S-E-T-H:

That the lessor has hereby let and rented to the lessee, and the lessee has hereby hired and will take from the lessor, his store room No. 108 Buncombe Street, in the City of Greenville, S.C., for the term of five (5) years, commencing on January 1st, 1913 and ending on January 1st, 1918, at a yearly rental of Six hundred dollars, payable in monthly installments of fifty, dollars, the first payment to be made on the 31st. day of January, 1913.

TO HAVE AND TO HOLD said premises and its appurtenances thereof unto the said lessee, his heirs and assigns for the aforesaid term.

IT IS ALSO UNDERSTOOD AND AGREED THAT this lease shall not be assigned, nor the premises sub-rented to any person or corporation whatsoever without the written permission of the lessor.

And in case said building shall be destroyed or be so injured by the elements, or any other cause, as to be untenable and unfit for occupancy, then and in such event, this lease shall cease and determine and both, lessor and lessee, released from the further continuance of same.

And it is further agreed by said parties that if one months rent shall at any time, be in arrears and unpaid, or should the lessee at any time become insolvent or bankruptcy proceedings entered against him, then the lessor shall have the right to annul and terminate this lease, and it shall be lawful for him to reenter and forthwith dispossess the said lessee and take possession of the premises hereby demised.

And the lessee covenants to pay to the lessor the said rent as herein specified, and at the expiration of this lease, the lessee shall quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit, damages by the elements or destruction of the building, or any part thereof, excepted, and the lessor covenants that the lessee on paying the rent as aforesaid and performing all the covenants aforesaid shall and may peaceably and quietly hold and enjoy the premises hereby demised for the term aforesaid.

IN WITNESS WHEREOF: the parties hereto have hereunto set their hands and seals in duplicate, the day and year first above written.

Signed, sealed and delivered

in the presence of:

S.F. McGregor,

J.R. Long,

State of South Carolina,

County of Greenville.

Personally appeared before me, J.R. Long who, on oath says: That he saw the within named C.C. Jones and C.E. Hicks sign, seal and as their act and deed, deliver the within written instrument for the purposes therein mentioned and that he with S.F. McGregor witnessed the execution thereof.

Sworn to and subscribed before me, this the 20, day of December Jan. 1912.

T.G. Davis (L.S.)

Notary Public for S.C.

C.C. Jones, (L.S.)

Lessor.

C.E. Hicks, (L.S.)

Lessee.

J.R. Long

Recorded for January 20th, 1913.

County of Greenville.

This Indenture made this the 20th. day of December A.D. 1912, by and between C.C. Jones, herein-after designated as lessor, and J.W. Harrison, hereinafter designated as lessee,

W-I-T-N-E-S-S-E-T-H:

That the lessor has hereby let and rented to the lessee, and the lessee has hereby hired and will take from the lessor his store room No. 110 Buncombe Street, in the City of Greenville, S.C. for the term of five (5) years, commencing on January 1st, 1913, and ending on January 1st, 1918 at a yearly rental of Nine hundred Dollars, payable in monthly installments of Seventy-five Dollars, the first payment to be made on January 31st., 1913.

TO HAVE AND TO HOLD said premises and its appurtenances thereof unto the said lessee, his heirs and assigns for the aforesaid term.

IT IS UNDERSTOOD AND AGREED that this Lease shall not be assigned, nor the premises subrented to any person or corporation whatsoever without the written permission of the lessor.

And in case said building shall be destroyed or be so injured by the elements, or any other cause, as to be untenable and unfit for occupancy, then and in such event, this lease shall cease and determine and both, lessor and lessee, released from the further continuance of same.

And it is further agreed by said parties that if one months rent shall, at any time, be in arrears and unpaid, or should the lessee at any time become insolvent or bankruptcy proceedings entered against him, then and in such event the lessor shall have the right to annul and terminate this lease, and it shall be lawful for him to reenter and forthwith dispossess the said lessee and take possession of the premises hereby demised.

And the lessee covenants to ^{pay} to the lessor the said rent, as herein specified, and at the expiration of this lease, the lessee shall quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit, damages by the elements or destruction of the building or any part thereof, excepted, and the lessor covenants that the lessee on paying the rent as aforesaid and performing all the covenants aforesaid, shall and may peaceably and quietly hold and enjoy the premises hereby demised for the term aforesaid.

IN WITNESS WHEREOF: the parties hereto have hereunto set their hands and seals in duplicate, the day and year first above written.

Signed, sealed and delivered

in the presence of:

S.F. McGregor,

J.R. Long,

State of South Carolina,

County of Greenville.

Personally appeared before me, J.R. Long, who, on oath, says: That he saw the within named C.C. Jones and J.W. Harrison sign, seal and as their act and deed, deliver the within written instrument for the uses and purposes therein mentioned, and that he with S.F. McGregor witnessed the execution thereof.

Sworn to and subscribed before me, this the 20 day of December Jan. 1912.

T.G. Davis (L.S.)

Notary Public for S.C.

C.C. Jones, (L.S.)

Lessor.

J.W. Harrison, (L.S.)

Lessee.

J.R. Long

Recorded for January 20th, 1913.