

State of South Carolina,  
Greenville County.

This Indenture made and entered into by and between Masonic Temple Company, a corporation chartered under the laws of South Carolina, hereinafter styles the Lessor and the following mills: The Victor Manufacturing Company; the Monaghan Mills; the Greer Manufacturing Co.; The Apalache Mills; the Olympia Cotton Mills; the Granby Cotton Mills; the Richland Cotton Mills; the Capital City Mills; the Beaver Dam Mills; hereinafter styled the Lessees.

W I T N E S S E T H:

That the Lessor has hereby let and rented to the Lessees and the Lessees have hired and taken from the Lessor the offices, premises, and appurtenances known as numbers 410, 412, 414, 415, 416, on the fourth floor of the Masonic Temple, situated on Main Street in the City of Greenville, for the term of years beginning with the date of this indenture and ending on the 30th day of June 1914, at the month rental of ~~\$50.00~~ \$62.50 for the ~~four~~ five rooms, payable on the last day of each and every month, during the continuance of this lease; and also from and after the expiration of the lease; of the American Home Fire Insurance Company the offices, premises and appurtenances now rented by it in the said building known as rooms numbers 501, 502, 503, 504, 505, 506, on the fifth floor for the term beginning July 1st, 1914, and ending December 31st, 1915, at the monthly rental of Eighty Three and  $\frac{33}{100}$  dollars (\$83.33) payable on the last day of each month during the continuance of this lease. If agreeable to the American Home Fire Insurance Company, the Lessees may take over from them any time during their lease any or all of their rooms, paying at the rate at which the same are leased by the American Home Fire Insurance Co. (viz: a total rental of \$1200.00 per annum). The Lessees shall have the right to surrender the lease of any or all of the rooms rented by them on the fourth floor on thirty (30) days notice in writing.

The Lessor also hereby gives to the Lessees an option to renew this lease on rooms numbers 501, 502, 503, 504, 505, 506, on the fifth floor & on Rooms No. 410, 412, 414, 415, 416 on the fourth floor on the expiration of the present lease for five years from December 31st, 1915, at the present rental or at a rental not to exceed as a maximum a twenty per cent. increase over the present rental, between these limits the rental shall be fixed by agreement.

The said premises and appurtenances including electric light fixtures, locks, keys and other fastenings and fixtures are delivered in good order and the Lessees obligate themselves to keep the same in like good order, excepting only reasonable wear and tear, during the term of this lease and to comply with all city ordinances at their cost, but at the end of five years if the option ~~option~~ is exercised the lessor agrees to repaint the walls and the ~~ceilings~~ trimmings of the offices. The Lessor shall not be responsible for any repairs not caused by its fault or negligence or by ordinary wear and tear or such as may be needed to the roof, or rendered necessary by fire or other casualty; nor for damage caused by leaks except in case of positive neglect to have the repairs made within a reasonable time after receiving from the Lessees written notice of such leaks and of the damage being caused hereby.

The lessees bind themselves to make no alterations to said premises except with the written consent of the Lessor, and to put nothing therein, nor commit any act which would forfeit the insurance or increase the rate. The Lessees during their occupancy of any part of the building shall ~~have~~ have the right to sublease any part of their place to such class or tenants as will not increase -