

State of South Carolina,  
County of Greenville.

This indenture made this September 25th, 1917, by and between W.C. Cleveland and J. Gordon Scott, hereinafter termed the lessors (which expression shall be taken to include their heirs, executors, administrators and assigns, where the context so admits), and J.P. Stover, hereinafter termed the lessee ( which expression shall be taken to include his heirs and assigns, where the context so admits), Witnesseth:

The lessors do hereby lease and demise unto the lessee, all that certain store-room on the south side of West Washington Street in the City of Greenville, sixteen feet East of Academy Street, having a frontage on said Washington Street of approximately twenty-five feet and a depth of twenty-five feet, more or less, together with the building formerly used as a residence at the rear of and adjoining said store-room, being a portion of the property leased to the lessors by James McPherson, by lease dated August 8, 1917.

To Have and to hold, all and singular the said premises unto the said lessee for and during the full term of three years, beginning October 1st, 1917, and ending September 30th, 1920, yielding and paying unto the lessors a rental of One hundred (\$100.00) Dollars per month, payable monthly in advance on the first day of each month. If the said store room is not completed and ready for occupancy on October 1st, the rental for the first month shall be pro-rated and shall be paid before possession is taken. Provided, however, that the owner of said premises may sell the same at any time and in the event of such sale during the term of this lease, this lease shall immediately terminate and the lessee shall surrender peaceable possession, upon fifteen days notice.

The lessee hereby covenants and agrees to pay the rental hereinabove reserved and upon the expiration or sooner termination of this lease to deliver the premises in as good condition as they shall be on October 1, 1917, reasonable wear and tear alone excepted. That he will not assign this lease nor sub-let the premises nor any portion thereof without the written consent of the lessors.

That he will not make any alteration to the said premises without the written consent of the lessors.

That he will not conduct upon said premises any unlawful business or do or allow to be done upon said premises, any act or thing which may be or become a nuisance, or which may be objected to by the City or other police authorities. That he will not permit to be done upon said premises anything which may make void or make voidable any policy or policies for the insurance of the buildings on said premises against loss or damage by fire, or which may render a great or increased premium payable for such insurance.

In the event of the failure of the lessee to pay any installment of the rental hereinabove reserved on or before the fifth day of the month for which the same may become due, or in the event of the breach by the lessee of any other covenant hereinabove contained, the lessors may declare this lease terminated immediately and may take possession of the premises.

In witness whereof the parties have hereunto set their hands and seals, the day and year first above written.

In the presence of:  
Dixon D. Davis.  
Perry Beattie.

State of South Carolina,  
County of Greenville.

Personally appeared before me Dixon D. Davis who being duly sworn says: that he saw W.C. Cleveland and J. Gordon Scott, as Lessors, and J.P. Stover, as Lessee, sign, seal and as their act and deed deliver the foregoing written instrument, and that he with Perry Beattie witnessed the execution thereof.

Sworn to and subscribed before me this  
the - - - day of September 1917.

A.C. Hammett  
Notary Public for S.C.

W.C. Cleveland, (L.S.)  
J. Gordon Scott, (L.S.)  
Lessors.  
J.P. Stover, (L.S.)  
Lessee.

Recorded Sept. 27th, 1917.

Dixon D. Davis.

( Lease )

State of South Carolina,  
County of Greenville.

This Indenture made this 25th, day of September, 1917, by and between James McPherson, hereinafter termed the lessor, ( which expression shall be taken to include his heirs and assigns where the context so admits), and J. Gordon Scott and W.C. Cleveland, hereinafter termed the lessees ( which expression shall be taken to include their heirs and assigns where the context so admits), Witnesseth:

The lessor does hereby lease and demise unto the lessees, all that certain lot or parcel of land situate on the South side of West Washington Street, in the third ward of the City of Greenville, County and State aforesaid, beginning at a point on the South side of said Street at corner of lot heretofore leased by the lessor to the lessees, being forty-one feet East of Academy Street, and running thence with line of said lot in a southerly direction ninety-two and five-tenths feet to a stake; thence in an easterly direction forty- - -feet; thence in a Northerly direction ninety-four feet to a point on said Street forty feet from the beginning; thence with said Street in a Westerly direction forty- - -feet to the beginning corner.

To have and to hold, all and singular the said premises unto the said lessees for and during the full term beginning September 25th, 1917, and ending December 31st, 1918, yielding and paying unto the lessor a rental of thirty-five (\$35.00) Dollars per month, payable on the last day of each month; the rental for September, 1917, to be prorated from the date when possession shall be given. And the lessor does hereby grant to the lessees the right and privilege of four successive annual renewals from year to year, beginning January 1st, 1919, at the same rental. The lessor hereby grants to the lessees the right to make any repairs, improvements and alterations, provided that upon the expiration of this lease the building now upon said property shall as nearly as practicable be returned to its present location and condition, reasonable wear and tear excepted. Any buildings or other improvements placed upon the said lot of the lessees shall remain their property and they shall have the right to remove the same at the expiration of this lease. The lessor hereby reserves the right to sell said property at any time, provided that the lessees shall be given the privilege of purchasing at the same price, and in the event said property is so sold to another during the term of this lease, the lessees upon one months notice shall surrender possession of the premises, including such buildings as they may have placed thereon, and they shall be paid by the lessor as compensation therefor the amount of the costs of such building.

And the lessees do hereby covenant and agree to pay the rental as hereinabove provided, and at the termination of this lease to deliver up peaceable possession of said premises. And the lessor does hereby covenant with the lessees that if they pay the rental herein reserved, they may peaceably hold and enjoy said premises during said term, without interruption by the lessor or any other person lawfully claiming through or under him.

In Witness whereof the said parties have hereunto set their hands and seals this day and year first above written.

In the presence of:  
A.L. Mills,  
C.C. Jones, Jr.

James McPherson, (L.S.)  
Lessor.  
W.C. Cleveland, (L.S.)  
J.G. Scott, (L.S.)  
Lessees.

State of South Carolina,  
County of Greenville.

Personally appeared before me A.L. Mills who being duly sworn, says that he saw the above named James McPherson, as Lessor, and J. Gordon Scott and W.C. Cleveland, as lessees, sign, seal and as their act and deed execute the foregoing written instrument, and that he with C.C. Jones, Jr. witnessed the execution thereof.

Sworn to and subscribed before me  
this the - - - day of September, 1917.

A.C. Hammett  
Notary Public for S.C.

A.L. Mills

Recorded October 3rd, 1917.