

(Contract)

State of South Carolina,
Greenville County.

Contract made this June 29, 1918, between Hattie B. Stover, party of the first part and Wilson & McBee, parties of the second part: Witnesseth;

That as a part consideration of the Hunter-Wilson Lumber Co., a corporation of which the parties of the second part are stockholders and officers this day deeding to the party of the first part a certain lot of land on the south side of Earle St., city of Greenville, same having been conveyed to said Hunter-Wilson Lumber Co. by W.T. Henderson and C.S. Webb, June 3, 1914, deed recorded R.M.C. office said county Vol. 26, p., 453, and a further consideration of five dollars to the party of the first part paid by said parties of the second part, (the receipt of which is hereby acknowledged) it is agreed that the parties of the second part shall have the exclusive use of four up-stairs rooms for a period of twenty years from the date of this contract, said rooms being in a building owned by the party of the first part, and adjoining what is known as theatre No. 2, owned by the parties of the second party, and being situate at or near Paris Station, S.C., said rooms are above a restaurant of party of the first part. Upon consideration heretofore mentioned, it is further agreed that the parties of the second part for a period of twenty years from the date of this contract shall have the privilege of entrance of the stairway in said above mentioned building of said party of the first part in using said four upstairs rooms above mentioned.

The parties of the second part have the right of assigning this contract, or of sub-letting same. Witness our hands and seals the day and year above written.

Witnesses:

H.K. Townes,
Wilton H. Earle.

Witness as to Wilson & McBee.
M.P. Baker,
Jno. L. Drake.

Hattie B. Stover, (L.S.)
Party of the first part.

Wilson & McBee, (L.S.)
Parties of second part.

State of South Carolina,
Greenville County.

Personally appeared before me H.K. Townes who upon oath says that he saw Hattie B. Stover sign, seal and as her act and deed deliver the within written and foregoing Lease, and deed and that he with Wilton H. Earle witnessed the execution thereof.
Sworn to before me
Sept. 18th, 1918.
Jno. C. Henry (L.S.)
Notary Public, S.C.

H.K. Townes.

State of South Carolina,
County of Greenville.

Personally appeared before me John L. Drake who upon oath says: that he saw Wilson & McBee, partners consisting of Robt. Wilson and S.L. McBee, sign, seal and as their act and deed deliver the foregoing and within written deed and Lease and that he with M.P. Baker witnessed the execution thereof.
Sworn to before me
Sept. 18, 1918.
H.K. Townes (L.S.)
Notary Public, for S.C.

Jno. L. Drake.

Recorded September 18th, 1918.

(Lease)

State of South Carolina,
County of Greenville.

This Indenture made and entered into this -- day of July, 1918, by and between Gallivan Building Company of Greenville, State of South Carolina hereinafter called Lessor, party of the first part, and the Southern Bell Telephone and Telegraph Company, a corporation, hereinafter called Lessee, party of the second part, Witnesseth:

That the Lessor, in consideration of an annual rental of Three hundred (\$300.00) Dollars to be paid in equal monthly installments by the Lessee, hereby leases unto the Lessee, its successors or assigns, for a period of two (2) years, commencing the first day of July 1918, terminating June 30th, 1920, the following described premises, with the appurtenances, in the City of Greenville State of South Carolina, One (1) concrete basement room 40' 10" x 50' in the brick building located at the corner of West Washington and Richardson Streets, which premises are to be used as a store room.

Lessor hereby agrees that Lessee may sublet said premises with Lessor's consent in writing. Lessor hereby agrees to keep the said premises in good and tenable condition during the occupancy by said Lessee and that if he should fail to make the repairs necessary to keep said premises in such condition within thirty days after written notice from the Lessee the Lessee may at its option make such repairs and deduct the cost of same from the rent. Lessee hereby agrees to maintain said premises in as good condition as when received, ordinary wear and tear and damage by the elements excepted, and to pay Lessor the said rent as herein specified.

If the rent hereunder shall remain due and unpaid for ten days after written notice from the Lessor to the Lessee, the Lessor shall have the right to re-enter the said premises, and to remove all persons therefrom.

Lessor covenants that the Lessee on paying the said yearly rent in the manner as herein provided, and performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy the said demised premises for the term aforesaid.

It is understood and agreed that should said premises be destroyed by fire, or otherwise rendered untenable, then and in that event the rent payable hereunder shall abate from the date of such destruction or injury, and the Lessee may at its option, quit and surrender possession of premises; but may, if it shall so desire, upon the completion of the repairs, or restoration of said building, re-occupy the same upon the terms and conditions herein set forth, the rent to commence from the date of such re-occupation.

Lessee shall have the privilege of renewing this lease at the expiration of the term herein created upon the same terms and conditions, for the further period of two (2) years, upon giving written notice of its desire so to renew, not less than ninety (90) days before the expiration of said present term.

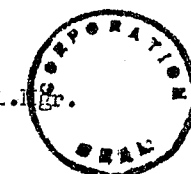
In witness whereof, the parties hereto have executed this Lease in duplicate the day and year first above written.

Signed, sealed and delivered
by Lessor in the presence of:
H.J. Winn,
J.R. Moran.

Gallivan Building Company, (L.S.)
By J.F. Gallivan, (L.S.)
President.

Signed, sealed and delivered
by Lessee in the presence of:
F.V. Harrill,
Mary H. Price.

Southern Bell Telephone
and Telegraph Company,
By Morgan B. Speir, Genl. Mgr.
A. Manford, Secretary.



State of South Carolina,
County of Greenville.

Personally appeared before me J.R. Moran who on oath, says that he saw J.F. Gallivan, President of the Gallivan Building Company, sign and seal, and as the act and deed of said Company, deliver the above instrument and that he with H.J. Winn witnessed the execution thereof.

Sworn to and subscribed before me
this 29th, day of August 1918.
H.J. Winn (Seal)
Notary Public.

J.R. Moran

State of North Carolina,
County of Mecklenburg.

Personally appeared before me F.V. Harrill who on oath, says that she saw Morgan B. Speir, General Manager of the Southern Bell Telephone and Telegraph Company, sign and seal, and as the act and deed of said corporation, deliver the above written instrument, and that she with Mary H. Price witnessed the execution thereof.

Sworn to and subscribed before me
this 11th, day of September, 1918.
A.E. Waltman (Seal)
Notary Public.

F.V. Harrill

My Commission expires 9-29-19
NOTARIAL
SEAL

Recorded September 20th, 1918.