

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Mrs. E. M. Cleveland lessor

in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto E. N. Carpenter (and is not to be assigned or sub-leased without written consent of Mrs. E. M. Cleveland) lessee the

The Offices being all the rooms above Kilreath-Durham Store, known as 210 1/2 S. Main St. City of Greenville, said County and State

for the term of Five (5) years from January 1st, 1919 with option to lease to continue for three (3) years longer from January 1st, 1924, on same terms and the said lessee in consideration

of the use of said premises for the said term, promise to pay to the said lessor the sum of Thirty Five Dollars (\$35.00) per month Dollars, per month payable at the end of each month

The Offices above referred to are the ones now used by E. N. Carpenter and do not include the space now occupied by Kilreath-Durham Co., which space is on second floor, and adjacent to E. N. Carpenter's Office. At 210 1/2 South Main Street, Greenville, South Carolina.

TO HAVE AND TO HOLD, the said premises unto the said lessee his executors, administrators and assigns, for the said term. It is agreed, by the parties hereto, that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it give to the other party Two months' written notice, previous to the time of the desired termination, but the destruction of the premises by fire or other casualty, or

Three months arrears of rent, shall terminate this lease. The lessee agree to make good all breakage of glass, and all other injuries done to the premises during the term, except such as are produced by natural decay and unavoidable accidents, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor.

Witness our hands and seals, the 28th day of January, 1920.  
Witness: Mrs. E. M. Cleveland (SEAL.)  
E. N. Carpenter (SEAL.)  
J. M. Cleveland (SEAL.)

STATE OF SOUTH CAROLINA,  
County of Greenville

PERSONALLY comes J. Norwood Cleveland and makes oath that he saw the within named Mrs. E. M. Cleveland and E. N. Carpenter sign and seal the within written instrument, and that R. M. Cleveland he, with R. M. Cleveland witnessed the execution thereof.

Sworn to before me, this 29th day of January, 1920.  
J. B. Thompson (L. S.)  
Notary Public, S. C. J. Norwood Cleveland

Recorded January 30th, 1920

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Mrs. M. E. Davis lessor

in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto E. N. Whitmire lessee the

One story frame store room located # 741 Augusta St. Greenville, S.C.

for the term of three years, beginning Jan. 22nd, 1920 and the said lessee in consideration

of the use of said premises for the said term, promise to pay to the said lessor the sum of Thirty Dollars Dollars, per month payable the 1st of each month for the year 1920, but agrees to pay a reasonable increase in rents for the years of 1921 and 1922, provided net profits of the business will justify, but any increase in rental either 1921 or 1922 is only due will be paid on the Dec. 31st, 1921 and Dec 31st, 1922 in the shape of a bonus of so much per month for the year on which said bonus is paid.

It is agreed and understood that in any increase in the rents will be based entirely on the increase of profits during the year 1921 or 1922 over the year of 1920, also the increase in working capital to be taken in consideration

TO HAVE AND TO HOLD, the said premises unto the said lessee his executors, administrators and assigns, for the said term. It is agreed, by the parties hereto, that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it give to the other party three (3) months' written notice, previous to the time of the desired termination, but the destruction of the premises by fire or other casualty, or

two months arrears of rent, shall terminate this lease. The lessee agree to make good all breakage of glass, and all other injuries done to the premises during the term, except such as are produced by natural decay and unavoidable accidents, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor.

Witness our hands and seals, the 2nd day of Feb., 1920.  
Witness: J. B. Thompson (SEAL.)  
Ellen R. Davis (SEAL.)  
Minnie E. Davis (SEAL.)  
E. N. Whitmire (SEAL.)

STATE OF SOUTH CAROLINA,  
County of Greenville

PERSONALLY comes J. B. Thompson and makes oath that he saw the within named Mrs. M. E. Davis and E. N. Whitmire sign and seal the within written instrument, and that Ellen Davis he, with Ellen Davis witnessed the execution thereof.

Sworn to before me, this 2nd day of Feb., 1920.  
L. C. Elrod (L. S.)  
Notary Public, S. C. J. B. Thompson

Recorded February 11th, 1920