

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

W.C. Mullinax and V.N. Butler

lessor

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

James M. Faresse

lessee

following use viz: to operate a Billiard Room, including hot drinks and cigars, only. The rear of the lot on corner of E. Washington and Springs Sts., lease to cover a lot fronting 25 ft. on Spring St., next to alley and 50 ft in depth.

for the term of from March 7, 1921 to January 31, 1924

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

Twenty-five (25.00) dollar per month

per month payable monthly

Premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing. If the business is discontinued or the premises vacated before the expiration of the lease than the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected. This lease is given subject to a lease executed by C. B. Martin to said lessors, W.C. Mullinax and V.N. Butler

TO HAVE AND TO HOLD, the said premises unto the said lessee and 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 one

month written notice, previous to the time of the desired termination, but the destruction of the premises by fire or other casualty, or

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 12th day of March, 1921

Witness: C.O. Goodwin, C.B. Martin, James M. Faresse, V.N. Butler, W.C. Mullinax

STATE OF SOUTH CAROLINA, County of Greenville

PERSONALLY comes C.O. Goodwin

and makes oath that he saw the within named W.C. Mullinax, V.N. Butler and Jas. M. Faresse

sign and seal the within written instrument, and that C.B. Martin witnessed the execution thereof.

Sworn to before me, this 12th day of March, 1921. C.B. Martin Notary Public, S. C.

C.O. Goodwin

Recorded March 12th, 1921.

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Mrs. Alice C. Ferguson

lessor

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

Samuel Katz

lessee

following use viz: Three story store building designated as #213 South Main Street

for the term of two years, commencing December 1st, 1921, through November 30, 1923

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

Two hundred and twenty-five

per month payable 1st day of each month.

The Lessee hereby agree to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of the premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing. If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable. Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to be the lessor before being erected. It is mutually agreed that the lessee will not sub-rent or sublet this building without the written consent of the lessor.

TO HAVE AND TO HOLD, the said premises unto the said lessee Samuel Katz

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 one

months' written notice, previous to the time of the desired termination, but the destruction of the premises by fire or other casualty, or one

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 25th day of Feby., 1921

Witness: H.E. McDermold, J.C. Hewbright, Alice C. Ferguson, Samuel Katz

STATE OF SOUTH CAROLINA, County of Greenville

PERSONALLY comes J.C. Hewbright

and makes oath that he saw the within named S. Katz and Mrs. Alice C. Ferguson

sign and seal the within written instrument, and that H.E. McDermold witnessed the execution thereof.

Sworn to before me, this 25th day of Feby., 1921. L.C. Ferguson Notary Public, S. C.

J.C. Hewbright

Recorded March 14th, 1921.