

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

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

W. J. Strauss

lessor the lessee

ground floor of brick building situated on Pendleton st. no. 642 formerly occupied by C. D. Hodges 5710 cent store for the term of one year beginning July 1<sup>st</sup> 1921 and said lease will extend at the expiration of this time for a period of one or two years if desired by lessee.

for the term of

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 50 Dollars,

per month payable monthly for the first year, and \$60.00 per month for the remainder of said lease.

Said lessor does also agree that said shelving and said counters in said store be used free of charge by said lessee for the full term of said lease

Said lessor also agrees to paint said shelving and counters properly including walls the desired color wanted by lessee

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 one

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 22 day of June, 1921

Witness: J. A. Moon (SEAL.) Mrs. Tom Thalealy (SEAL.)

Carnest A. Huff (SEAL.) W. J. Strauss (SEAL.)

STATE OF SOUTH CAROLINA,

County of Greenville

PERSONALLY comes J. A. Moon

and makes oath that he saw the within named

Mrs. Tom Thalealy and W. J. Strauss

sign and seal the within written instrument, and that he, with Carnest A. Huff

witnessed the execution thereof.

Sworn to before me, this 1<sup>st</sup> day of July, 1921

Chas. Mc. Lee (L. S.) Notary Public, S. C. J. A. Moon

Recorded July 13, 1921

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

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

Harry Iler

lessor the lessee

following use viz: Cigar and soda fountain store the store room next to the lobby in Grand Opera House building, at the southwest corner of Buncombe and Laurens streets, Greenville, S. C.

for the term of one year beginning the 11th day of August 1921 and ending the 11th day of August 1922

and the said lessee in consideration of the use of said premises for the said term, promised to pay to the said lessor the sum of Seventy-five Dollars,

per month payable monthly and on the 11th day of each month, beginning the 11th day of September 1921. 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. 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 lease should any occur. 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. Lessor is to provide steam heat and keep the store room warm and comfortable.

TO HAVE AND TO HOLD, the said premises unto the said lessee Harry Iler

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, nor sub-rent without the lessor's written consent.

Witness our hands and seals, the 10th day of August, 1921

Witness: W. B. Cox (SEAL.) Louis Thomas (SEAL.)

S. C. Johnston (SEAL.) Harry B. Iler (SEAL.)

STATE OF SOUTH CAROLINA,

County of Greenville

PERSONALLY comes W. B. Cox

and makes oath that he saw the within named

Louis Thomas + W. B. Iler

sign and seal the within written instrument, and that he, with S. C. Johnston

witnessed the execution thereof.

Sworn to before me, this 11th day of Aug, 1921

S. C. Johnston (L. S.) Notary Public, S. C. W. B. Cox

Recorded August 17th, 1921

As in part of the consideration for the making of this lease the undersigned should guarantee the payment of the rent within provided here in consideration of the making of said lease the foregoing premises and for value of \$1000.00 to be paid by the lessee to the lessor on the 11th day of August 1921. The lessee hereby agree to pay the rent as provided in the lease and to keep the premises in good repair and to pay for all damages to the premises as provided in the lease. Witness my hand and seal this 10th day of August 1921. W. B. Cox