

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

THIS INDENTURE entered into, this the Second day of

October

1917, between Messrs. L. S. Webb & H. J. Haynsworth

By William Goldsmith, Agent

of the first part,

hereinafter designated Landlord, and J. B. Rason,

of the second part, hereinafter designated Tenant,

WITNESSETH:

The said Landlord has hereby let and rented to the said Tenant, and he has hired and taken from the said Landlord

the eight rooms located on the second floor of the Webb-Haynsworth Building on South Main Street, Greenville, S. C.

for the term of one year with the privilege of two additional years to commence the first day of November 1917, for which he is

to pay the sum of Sixty (\$60.00)

Dollars, per month for the first year and eighty (\$80.00) Dollars per month for each additional year.

to be paid on the first of each month. It is understood and agreed that the said tenant is to place standard grade lavatories in each room, to calcimine the walls, and to stain the woodwork, and such improvements as may be made are to belong to the building and are not to be removed at the expiration of this lease. It is further agreed that the owners are to keep the roof in repair, and also to heat the building with steam.

It is further agreed that the tenant will pay all water and light bills, to keep in repair all water and light pipes and fixtures and repair all parts of said premises that may get out of repair while occupied by him or her except as hereinafter provided.

It is further agreed that said premises shall not be sub-let or this lease assigned without the written consent of the Landlord.

It is further agreed that if said premises shall be destroyed or so injured as to render them untenable, all parties hereto from the time of such destruction or injury are released from the terms of this lease.

It is further agreed that if any rent shall be due and unpaid or if the Tenant make default in or violate any of the covenants or agreements, terms, or conditions in this lease, that thereupon, or within a reasonable time thereafter, the Landlord may terminate this lease, and without suit or process re-enter and re-take possession of said premises and remove all persons therefrom, and the Tenant hereby waives any and all notice from the Landlord of any such intention, or fact of termination, or if no such event occur, will at the end of the said period covered hereby, quit and surrender said premises in as good condition as reasonable use thereof will permit, except as above provided.

Upon the Tenant paying the said rent and at the times stated as above provided, the said Landlord hereby covenants that he may have quiet and peaceable possession of said premises.

In Witness Whereof, the parties hereto do bind themselves, their Executors, Administrators, Heirs and Assigns, and set their hands and seals, the day and year first above written.

Signed, Sealed and Delivered in Presence of  
L. S. Wilson L. S. Webb & H. J. Haynsworth (SEAL.)  
Walter W. Goldsmith J. B. Rason (SEAL.)

STATE OF SOUTH CAROLINA,  
County of Greenville

PERSONALLY APPEARED L. S. Wilson

who, upon oath says that he saw L. S. Webb & H. J. Haynsworth and J. B. Rason

sign and seal the within written instrument, and that he, with Walter W. Goldsmith, witnessed the execution thereof.

Sworn to before me, this 25<sup>th</sup> day of October, A.D. 1917,  
Harry B. Williams (Seal.)  
Notary Public, S. C.

Recorded October 29<sup>th</sup> 1917