

State of South Carolina,)
 : Greenville, S.C. February 2nd, 1917.
 County of Greenville.)

This indenture made this 31st, day of July 1922, between H.H. Griffin, and Sol. Knigoff. Witnesseth:
 That the said H.H. Griffin does hereby lease, demise and let unto the said Sol Knigoff, that certain brick store house containing two stories, situated in the State and County aforesaid and City of Greenville on the East side of South Main Street, being No. 111, and bounded by lot of Goodlett, on one side and on the other side by lot of A.H. Dean, for the term of five years: Beginning the first day of August 1922, and ending of the 1st. day of July 1927 at a rental of one hundred and twenty-five dollars per month, payable monthly in advance of the first day of each month, the first payment to be on the 1st. day of August 1922, and the last payment to be on the first day on July 1927.

And the said Sol Knigoff, does hereby promise and agree to pay said rent of one hundred and twenty-five dollars per month, monthly in advance of the 1st. day of each month and every month making the first payment on the first day of August 1922 and the last payment on the first day of July 1927.

And the said Sol Knigoff, agrees to pay all water rent for water used in said store house in in connection therewith during said term and also agrees to make all repairs rendered necessary by the ordinary wear and tear of said building during said term, except repairs to the roof thereof.

The said H.H. Griffin, agrees during said term to make all repairs to the roof of said building and all repairs thereto during said term rendered necessary by fire or other unavoidable casualty.

The said H.H. Griffin, is to be given reasonable notice of the necessity of any repair herein agreed to be made by him and also given reasonable time after notice in which to make such repairs, before he shall in any way be liable for not making the same.

In witness whereof the said parties have hereunto interchangeably set their hands and seals the day and year first above written.

Witness:

T.W. Earle,

John King.

State of South Carolina,

County of Greenville.

Personally appeared before me T.W. Earle and made oath that he saw the within named H.H. Griffin and Sol Knigoff sign, seal and as their act and deed deliver the within instrument for the uses and purposes therein stated, and that he with John King witnessed the due execution thereof.

Sworn to before me this 9th,

day of September A.D. 1919.

James R. Bates (L.S.)

Notary Public for S.C.



H.H. Griffin, (L.S.)

Sol Knigoff, (L.S.)

T.W. Earle

Recorded September 9th, 1919.

State of South Carolina,

County of Greenville.

This Indenture, made and entered into this - - day of August 1919, by and between Peoples Natl. Bank, Greenville, S.C. as Executor Estate of D.D. Davenport, deceased of Greer, 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.

W-I-T-N-E-S-S-E-T-H:

That the Lessor, in consideration of an annual rental of One hundred and eighty (\$180.00) Dollars to be paid in equal monthly installments by the Lessee, hereby leases unto the Lessee, its successors or assigns, for a period of five (5) years, commencing the first day of December 1919, terminating November 30th, 1924, the following described premises, with the appurtenances in the Town of Greer, State of South Carolina two (2) rooms on the second floor of brick building on the southwest side of Trade Street, near corner of Main and Trade Streets, which premises are to be used as a Telephone Exchange or a Telegraph office or both, or for the general transaction of business, and store room.

Lessor hereby agrees that Lessee may sublet said premises. 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 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 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.

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:

W.L. Bentz,

F.George Davis.

Peoples Natl. Bank,
 Greenville, S.C. as (L.S.)
 Executor for Estate of
 D.D. Davenport, Deceased. (L.S.)
 By W.C. Beacham,
 Prest.

Southern Bell Telephone and Telegraph Company,
 By Morgan B. Speir, General Manager,
 A. Morgan, Secretary.

State of South Carolina,

County of Greenville.

Personally appeared before me W.L. Bentz who, on oath, says that he saw the said W.C. Beacham President Peoples Natl. Bank as Executor for Estate of D.D. Davenport, deceased, sign, and seal, and as his act and deed, deliver the above written instrument, and that he with F.George Davis witnessed the execution thereof.

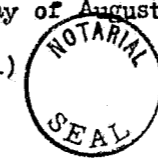
Witnessed my hand and official

seal the 23rd, day of August, 1919.

C.H. Stokes (Seal)

Notary Public

(My commission expires pleasure of Gov.)



W.L. Bentz

Recorded September 10th, 1919.