

State of South Carolina
County of Greenville

I, Etta Smith of Greenville, South Carolina lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant bargain and lease unto Mrs. Rosa Howard of Greenville, South Carolina, Lessee for the following use viz: The frame, shingle roof store room and two rooms of the dwelling adjoining including stable in rear and vacant premises belonging to said property, situated no. 130, corner Hudson and Oscar Streets in the city of Greenville, S.C. for the term of one year and six months. Being understood and agreed in case the property is not sold at the end of this period, said lessee is to retain possession for a like period, but in the event of sale agrees to vacate waiving all legal rights, and the said lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of Fifteen (\$15.00) Dollars per month payable in advance on the first 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 by the lessor before being erected.

Destruction by fire or windstorms shall terminate this lease, but partial damage shall be replaced by the lessor in a reasonable time. This lease not transferable without the consent of the lessor in writing.

To have and to hold the said premises unto the lessee her executors or administrators 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 after the expiration of the term above mentioned 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 making it unfit for occupancy or other casualty, or one months arrear of rent shall terminate this lease, if the lessor so desires. 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 agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor, nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease
Witness our hands and seals the 13th day of July 1921
Witness: P. C. Poag as to Etta Smith
Etta Smith (Seal)
James D. Poag
Rosa Howard (Seal)
P. C. Poag as to Rosa Howard
Robt. J. Woodside as to Rosa Howard

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Personally comes P. C. Poag and makes oath that he saw the within named Etta Smith + Rosa Howard sign and seal the within written instrument, and that he with Jas. D. Poag + R. J. Woodside witnessed the execution thereof.

Sworn to before me this
28th day of July 1921
Henry P. McGehee (L.S.)
Notary Public S.C.

P. C. Poag

Recorded September 19th, 1921