

State of South Carolina,  
County of Greenville.

This Indenture made and entered into this 17th, day of November 1915, by and between J.O. Lewis, and O.B. Hartzog, parties trading under the firm name of Lewis & Hartzog, Parties of the first part, and C.B. Gagen, Party of the second part, Witnesseth:

That for and in consideration of the rents, conditions and stipulations hereinafter stated to be paid and performed, the parties of the first part have hereby let and rented to the party of the second part, and he has hereby hired and taken from them, the Ground floor and basement (subject to the extension hereinafter stated), in the building situate at the northeast corner of Main and Washington Streets, in the City and County of Greenville, South Carolina, for the term of five years, beginning the first day of January, 1916, at the rental of twenty-four hundred dollars (\$2400.00) per year, payable in monthly installments of two hundred dollars (\$200.00) each, on the last day of each and every month during the term of this lease, with the privilege of extending this lease for a period of five years from the expiration of the time aforesaid, at the rental of twenty-seven hundred Dollars (\$2700.00) per year, payable in monthly installments of Two hundred and twenty-five Dollars (\$225.00) per month, on the last day of each month during said term, and if such extension be had, it shall be upon the same terms and conditions consistent with the terms and conditions herein.

It is further agreed by and between the parties hereto that the parties of the first part will provide necessary heat to the first floor hereby leased, up to December 31st, 1918, and so much of the space as is occupied by the heating plant and the supply of fuel in the basement of the building aforesaid, is reserved and does not pass with this lease until December 31st, 1918, at which time the whole of said space is to pass to the party of the second part hereunder, upon the terms and conditions hereinafter stated.

It is further understood and agreed that the party of the second part will improve, change and alter the front of the ground floor of said building in accordance with the plans shown along the general lines of the blue print hereto attached, the cost of same to be governed by the class of material used and labor required, all not to exceed Fifteen hundred Dollars (\$1500.00), and the parties of the first part will reimburse him for the expenses of such change and alterations to an amount not to exceed Fifteen hundred Dollars (\$1500.00), the plans, specifications and costs of such change and alterations to be first submitted to the parties of the first part and mutually agreed upon. That the Contractor to do the work shall be acceptable to all the parties hereto.

It is further understood and agreed that the method of reimbursing the party of the second part for the costs of the above mentioned change and alterations, shall be this: That he may deduct from the monthly rental, as above stated, a proportionate part of such expenditures, so that such expenditures will have been repaid to the party of the second part in equal monthly installments.

It is further understood and agreed that in as much as the heating plant now situate in the basement of said building supplies heat to the first, second and third floors of said building, that when the same is turned over to the party of the second part, as hereinabove provided, he will continue to supply heat to the second and third floors at a rate to be paid by the parties of the first part as may be agreed upon by the parties hereto as being a reasonable compensation therefor.

It is further understood and agreed that in order that heat may be supplied by the parties of the

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first part, as hereinbefore provided, privilege is hereby granted to them, their agents, servants and employees to enter and retire to and from said building and to deposit fuel for the purpose of heating the same, in said basement aforesaid.

It is further understood and agreed that the party of the second part will take good care of said premises and return the same at the end of said lease or other determination thereof, in as good state and condition as it is when he takes charge of the same, damage by the elements and reasonable wear and tear thereof excepted, provided that if said store-room and basement is destroyed or so injured as to render it uninhabitable, then this lease may be determined and ended at the option of either party hereto.

It is further understood and agreed that said premises shall not be sub-let nor this lease assigned without the written consent of the parties of the first part hereto.

It is further understood and agreed that if any rent as hereinbefore provided for shall be due and payable, and is not paid within ten days from the time it is due, then the parties of the first part may determine this lease and re-enter said premises and remove all parties therefrom without suit or process, but upon said rent being paid and all of the agreements and conditions herein being complied with, as herein provided, the party of the second part may use and enjoy said premises for the time aforesaid.

It is further understood and agreed that if this lease is to be extended upon the terms and conditions stated, that sixty days notice shall be given by the party of the second part to the parties of the first part prior to the determination of this lease as first above fixed.

This contract or agreement is to be void unless fully executed and delivered with the endorsement of R.B. Dula & C.C. Dula the 27th, day of November 1915.

In witness whereof, the parties hereto have in duplicate set their hands and seals, binding themselves, their heirs and assigns- this the day and year first above written.

Signed, sealed and delivered

in the presence of:

W.G. Perry,

H.Y. Thackston.

Lewis & Hartzog (Seal)

J.O. Lewis O.B. Hartzog.(Seal)

C.B. Gagen, (Seal)

South Carolina,  
Greenville County.

Personally comes before me W.G. Perry who on oath says that he saw the within named J.O. Lewis and O.B. Hartzog, parties of the first part, and C.B. Gagen, party of the second part, sign, seal and as their act and deed, deliver the foregoing Lease, and that he with H.Y. Thackston witnessed the execution of the same.

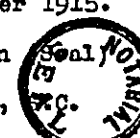
Sworn to and subscribed before me this 17th,

day of November 1915.

W.G. Perry

H.Y. Thackston

Notary Public,



Recorded June 22nd, 1922.

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