

State of South Carolina,

County of Greenville.

Whereas, I, W.C. Mullinax, the lessor herein, having leased from C.B. Martin the lot 50 x 100 feet, corner of East Washington and Springs Streets, City of Greenville, State and County aforesaid, and reference thereunto herein being craved for a more particular description, and terms; and said lease now being of record in the R.M.C. Office for Greenville County in Book 6, page \_\_\_\_\_.

Now Therefore, I, W.C. Mullinax, lessor, in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain and lease unto James M. Farness, lessee, twenty-five (25) feet of said lot and described as follows: Beginning at an Alley, adjoining the Liberty Theatre, on Spring-Street, and running back a depth of fifty (50) feet; thence at right angles towards Washington Street twenty-five (25) feet; thence at right angles towards Spring Street a distance of Fifty (50) feet, and thence down Spring Street a distance of twenty-five (25) feet to the beginning corner, said lot having on it a brick building,- for a term of Three (3) years, beginning on the first day of February, 1923.

And the said lessee, in consideration of the use of the premises, for the said term, promises to pay to the said Lessor the sum of twenty-five (25) Dollars per month, payable monthly; and the lessor herein hereby acknowledges the receipt of the sum of three hundred (\$300) Dollars, payment in full for rent hereunder for the term of One (1) years, or until the First day of February, 1924.

It is understood by and between the lessor and the lessee herein that if the lessor renews his lease with the said C.B. Martin for the same consideration for any term, then in that event the lessee herein shall have the privilege of renewing this lease for same consideration as herein expressed; and in the event the lessor herein renews his said lease with the said C.B. Martin for a greater consideration, then in that event the lessee herein shall have the privilege of renewing this lease at an equitable and proportionate consideration. In either of the above contingencies, that is, with reference to the renewing of the C.B. Martin lease by the lessor herein, the lessee herein shall have the privilege of renewing this lease for the same length of time as obtained from the said C.B. Martin.

It is also understood and agreed by and between the parties hereto that in the event the lessee herein shall have no rights hereunder beyond the Three years herein agreed upon, then, in that event, he shall have the privilege of removing the brick building now situate on the said lot 25 x 50 herein leased, agreeing to remove same without injury to any adjoining building which are now or hereafter erected by the lessor herein on the balance of the said lot leased from the said C.B. Martin. To have and to hold the said premises unto the said lessee, his executors, administrators and assigns for the said term. It is agreed that One Month's arrears of rent, which may be due upon any of the terms herein, or hereafter to be due, shall terminate this lease.

Witness our hands and seals this 2nd, day of February, 1923.

Witness:

L.K. Clyde,

Jos. E. Leach.

W.C. Mullinax (Seal)

James M. Farness, (Seal)

State of South Carolina,  
County of Greenville.

Personally comes L.K. Clyde and makes oath that he saw the within named W.C. Mullinax and James M. Farness sign and seal the within written instrument and that he with Jos. E. Leach witnessed execution thereof.

Subscribed to before me this 2nd,  
day of February, 1923.

Jos. E. Leach (L.S.)

Notary Public for South Carolina.

L.K. Clyde

Recorded February 2nd, 1923.

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