

State of South Carolina,
County of Greenville.

This indenture made and entered into by and between J. H. Morgan and Wm. H. Austin of the one part and herein after designated as Landlords, and Greenville Pestile Supply Company, a corporation, organized under the laws of the State of South Carolina, of the other part, and hereinafter designated as Tenants, Witnesseth:

The said Landlords have let and rented to the Tenants and they have hired and taken from them that certain three story brick building and the ground covered by same, situate on the south of W. McBee Avenue and being number 315 in the City and County of Greenville, South Carolina, on the terms and conditions hereinafter stated.

To have and to hold said premises for the term of three years from the first day of October 1922.

For the use and occupation of said premises, the Tenants agree and will pay the sum of Three Hundred Dollars for each calendar month during said term, payable at the end of each calendar month.

That this lease shall not be assigned nor the premises sub let without the written consent of the Landlords; that no changes or alterations shall be made without such consent; that the said Tenants fail in business, or cease to do business, become bankrupt, go into or are put in the hands of a receiver or commit any like act, the Landlords may terminate this lease, whereupon, at their option, that if said premises are so injured or destroyed in any manner to such extent that they are not fit for occupancy either party hereto may terminate this lease; that if the rent herein provided is not paid or if the Tenants do not comply with or maintain and keep all and every covenant herein the Landlords may terminate this lease and re-enter, take possession, and remove all persons therefrom. Upon the Tenants complying with all the terms hereof and paying the rent as stated and at the time stated, they may have quiet and peaceable possession for the term aforesaid; that they will at the end of said term or at any sooner determination

of this lease, quit and surrender said premises in as good condition as they find them, ordinary wear and tear excepted, and the further exception of the injury or destruction herein before provided for.

In witness whereof the parties hereto do in duplicate set their hands and seal this the 25th day of August 1922. In the presence of

Geo. H. Reynolds
C. G. Mason

J. H. Morgan (seal)
Wm. H. Austin (seal)
Greenville Pestile Supply Co. (seal)
Greenville, S. C.

H. O. Wallace (seal)
President
W. P. McLeod (seal)
V. President and Secty.

State of South Carolina,
County of Greenville.

Personally comes before me Geo. H. Reynolds and made oath that he saw the within named J. H. Morgan, Wm. H. Austin and Greenville Pestile Supply Company by H. O. Wallace, President and W. P. McLeod, V. President and Secretary, sign, seal and as their act and deed deliver the foregoing lease and that he with C. G. Mason witnessed the execution of same.

Sworn to and subscribed Geo. H. Reynolds

before me this 31st day of August 1922.

A. H. Wells, (seal)

Notary Public for South Carolina

September 11th 1922.

END OF DOC.