

State of South Carolina,)
County of Greenville.) Lease.

This Agreement, made this, November 7, 1925, between Greenville Hotel Company, hereinafter referred to as Lessor, and Miss M. Erwin, hereinafter referred to as Lessee.

V-I-T-N-E-S-S-E-T-H-

That the Lessor has agreed to lease unto the Lessee that certain one-story brick building, situate on the East side of North Main Street, between the Otteray Hotel and store now under lease to J.P. Gray, measuring approximately 15 feet front, with a depth of approximately 38 feet. Also, a brick store room, which the Lessor is to erect in the rear of said store, and which shall measure approximately 7 feet wide by 25 feet long, which addition shall have a door opening upon the alley, and a steel window.

The said addition shall have a cement floor; and the brick on the inside shall be painted white. As to the main store building, the Lessor agrees to put in a floor which shall be water-proof, and to cover the same with linoleum of the same or equal quality as that now in the store house occupied by Cabanis-Gardner Company, the pattern of said linoleum to be selected by the Lessee. The Lessor agrees also to put in the front of said store a plate glass window the same, or in conformity with that in the store leased to J.P. Gray; without, however, a back or floor to the window.

The Lessor also agrees to erect in store a mezzanine floor or balcony in accordance with plans which have been prepared by William R. Ward, Jr., Architect.

The walls of said main store building and the woodwork are to be painted in color to be selected by the Lessee.

The front entrance vestibule of the main store is to be floored with tiling of the same pattern as that used in connection with the building leased to J.P. Gray.

The Lessor is to install two (2) baseboard electrical receptacles on each side of said store building; and the Lessor is also to put in standard store electrical fixtures; all of said improvements to be made and completed by January 1, 1926.

The Lessor agrees to rent the said store building and addition to the Lessee for the full period of five (5) years, beginning January 1, 1926 and ending December 31, 1930; at the following rental, to-wit:

One hundred ten (\$110.00) Dollars per month, payable monthly in advance on the first day of each and every month for three (3) years, to-wit: during 1926, 1927 and 1928, and thereafter, to-wit: during the year 1929 and 1930, at the rate of One hundred fifty (\$150.00) Dollars per month, payable monthly in advance on the first day of each and every month.

And the Lessee does hereby agree to accept said lease and to pay said rentals as aforesaid.

The Lessor is to furnish steam heat during such times as heat is usually required.

This lease shall not be assigned nor the premises sub-let without the consent of the Lessor, in writing.

The Lessee is to pay for all water and electric power which may be used by her.

She is to keep the said premises, including all fixtures, in good condition and, at the end of the lease, is to return to the Lessor the said building with all fixtures in as good condition as they are now, reasonable wear and tear excepted, except, however, she shall not be responsible for damages caused by fire or storm.

(Over)