

made, as aforesaid; will keep the furnace clean and in good condition; that is, to suffer no damage by the tenant, his agents, servants, employees, and will see that necessary heat to be supplied by said furnace is provided thereby, that he will provide janitor service for the office occupied by Dr. Dye, so long as he may remain where he now is, and keep the same clean and decent, the Lessor to furnish necessary fuel for heating purposes.

It is further agreed that, subject to the reservation herein-after stated, the tenant may have the option of extending this lease for one year from the end of the eighteen month period if all rent and conditions have been paid and complied with, at a monthly rental of Two Hundred Twenty-five (\$225.00) Dollars per month, payable each month, payable each month, in advance, and upon all the other terms and conditions herein stated, provided, however, that Lessor reserves the right to and may terminate said lease at any time, of the extension period, by giving notice in writing of the time of termination, sixty days prior to such time.

It is further agreed that if the premises be so injured as to render them unfit for occupancy then this lease shall cease and determine at the option of either party hereto; further, that should the Tenant fail in business, go or be put into bankruptcy or in hands of Receiver, then in either event this lease shall cease and determine at the option of the Landlord. Upon the Tenant paying the rent when due and performing all the terms and conditions herein he shall have quiet possession of the premises aforesaid, for the term aforesaid, but upon failure to pay the rent when due or if he fails to keep and perform any of the terms, or conditions herein, thereupon Landlord may declare this lease at an end and may re-enter and take possession of said premises and remove all persons therefrom without suit or process. That time is of the essence of this contract.

This lease shall not be assigned or premises sublet (except to his own guests as a Hotel or lodging house) without the written consent of Lessor.

In Witness Whereof, the parties hereto do set their hands and seals, in duplicate, this the 1st day of March A.D. 1924.

Signed, sealed and delivered in presence of:

Walter H. Goldsmith.

D. B. Leatherwood.

John T. Woodside (Seal)

Party of 1st Part.

E. M. Cason Sr. (Seal)

Party of 2nd Part.

(Next Page for Probate.)

State of South Carolina,
County of Greenville.

Personally comes before me Walter H. Goldsmith who upon oath says; that he saw the within named John T. Woodside and E. M. Cason sign, seal and as their act and deed deliver the within written lease, and that he with D. B. Leatherwood witnessed the execution thereof. Sworn to and subscribed before me this 1st day of

March A. D. 1924.

Wm. Goldsmith. (Seal)
Notary Public for S. C.

Walter H. Goldsmith.

Recorded March 1st 1924.

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