

State of South Carolina  
 County of Greenville  
 People National Bank, C. S. C. Estate of J. B. Bruce lessor in consideration of the rental herein after mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Greenville S. C. No. 858... Benevolent and Protective Order of Elks... for the following use, viz: National meetings, social club rooms, cafe, pool and billiards, bowling alleys, and other Elks activities the entrance and floor of the Bruce Building located at 17, 17 1/2 and 19 East North St. in the term of five (5) years beginning May 1st, 1927 and ending April 30th, 1932 and the said Lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of Two hundred (\$200.00) Dollars per month, payable at the expiration of each month. The Lessee hereby agrees to take the building such as it stands unless otherwise agreed upon in writing, and the Lessee only requires of the lessor the use of the premises for the business mentioned but no other. The Lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the Lessor not to pay any damages from leaks should any occur. Use of the premises for any business other than herein called for shall cancel this lease if the Lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired term becomes immediately due and payable.

It is to be signed to be erected that may connect with the parapet or any other outside part of the building must be so worked to by the Lessor before being erected.

The Lessor hereby agrees to make the necessary improvements as agreed upon. The Lessor further agrees to furnish steam heat until 12:00 M. each and every day including Sunday during the season when same is necessary for the comfort of the Lessee, and further to furnish water and the service of a janitor to clean up said premises and to keep same in good order, said work to be done in the morning of each and every day of each and every year during the life and existence of this lease.

To Have and to Hold said Premises unto the said Lessee their executors or administrators for the said term. It is agreed by the parties

(See next page)

hereto that this lease shall continue from year to year on the same terms, unless the parties desiring to terminate it after the expiration of the term above mentioned give to the other party six months written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty or three months arrear of rent, shall terminate this lease, if the Lessor so desires. The Lessee agrees to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay and agree to make no repairs, improvements or alterations in the premises without the written consent of the Lessor nor sub-rent without the Lessor's written consent.

The Lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 7th day of April 1927.

Witness:  
 W. B. Perry  
 Frank Perry  
 Ethel Haskiey  
 as to Lessee  
 The Peoples National Bank as  
 Executor Estate of J. B. Bruce  
 Wm. C. Cochran (Seal)  
 C. J. Hammitt (Seal)  
 W. C. Cochran  
 Wm. C. Cochran & Co.  
 P. O. Box # 858.

State of South Carolina  
 County of Greenville  
 Personally, come W. B. Perry and make oath that he saw the within named W. C. Cochran, C. J. Hammitt, W. C. Cochran and W. C. Cochran sign and seal the within written instrument and that he with Frank Perry and Ethel Haskiey witnessed the execution thereof.  
 Subscribed before me this 12th day of April 1927.  
 M. R. James, Jr. Notary Public, S. C.

Recorded May 14th at 10:30 A.M. 1927

END OF Doc.