

State of South Carolina,  
County of Greenville.

This instrument made and entered into this the 12th, day of February 1924, by and between G.L. Foster of the one part, hereinafter referred to as Lessor and M.B. Foster and R.C. Foster doing business as Foster Piano Company, Witnesseth:

That the Lessor has let and rented to the Lessees and they have hired and taken from him the ground floor of that certain two story store building situate on the East side of North Main Street, between Coffee and North Street, known as Southern half of the Babb Building, for the term beginning the first day of February, 1924, and ending the first day of September, 1926. For the use and occupation of said premises the said Lessees will pay and the Lessor shall receive as rent therefor, the sum of Two hundred fifty (\$250.00) Dollars for each month during said period, due and payable at the end of each successive month. This is the ground floor of that building leased to G.L. Foster on this day by Ella V. Rhodes.

It is further agreed that the said Lessees also has the use of the stairway leading to the second story, to the extent that the said Lessor has the same.

It is further agreed that any and all improvements made to and in said building shall be at the expense of the Lessees, and belong to the Lessor when the said Lessees shall quit and surrender the premises.

It is further agreed that the manner of the use and occupation of said premises will not be such as to increase the fire hazard, injure the building or damage the same.

It is further agreed and understood that the said Lessees upon the payment of the rent as the same shall become due, and keeping and performing all of the terms and conditions herein, shall have the option of extending this lease upon the same terms for two years and five months from the expiration of the period aforesaid, provided, however, he gives notice in writing of his intention to exercise said option sixty days prior to September 1st, 1926.

It is further agreed that if said premises are so injured or destroyed as to render them unfit for occupancy then this lease may be terminated by either party hereto; that if the Lessees go out of business, become insolvent, go into bankruptcy or receiver, then the Lessor may terminate this lease.

Upon the Lessees paying the rent when due and keeping and performing all the other conditions herein they may have possession of said premises for the time aforesaid and will at the expiration of this lease or sooner determination thereof will quit and surrender said premises in as good condition as they now find them, injury and destruction as aforesaid or damage by the elements excepted. Time is of the essence of this contract.

In witness whereof the parties hereto do in duplicate set their hands and seals the day and year first above written.

In Presence of:  
G.G. Wyche  
Bess Greene  
G.L. Foster (Seal)  
Lessor.  
Foster Piano Co. (Seal)  
By H.B. Foster (Seal)

State of South Carolina,  
County of Greenville.  
Personally comes before me C.G. Wyche who upon oath says that he saw the within named G.L. Foster, Lessor, and M.B. Foster and R.C. Foster, Lessees, sign, seal and as their act and deed deliver the within written lease, and that he with Bess Greene witnessed the execution thereof.  
Sworn to and subscribed before me this the 12th, day of February, 1924.  
Bess Greene (L.S.)  
Not. Pub. for S.C. C.G. Wyche.

Recorded May 27th, 1926 at 1:17 P.M.

State of South Carolina,  
County of Greenville.

Agreement enter into by and between F.C. Worley, hereinafter designated lessor and O.H. Hart, hereinafter designated lessee, Witnesseth:

I. (Premises Leased). Lessor hereby lease unto Lessee a certain lot of land with improvement thereon in the County of Greenville, in the State of South Carolina, described as follows; that lot of land located at the north-west corner of State Highway No. 8, (but formerly known as Camp Road) and Piney Mountain Road fronts seventy five feet more or less on the State Highway No. 8 and fronts on Piney Mountain Road approximately - feet so as to take in the warehouse on Piney Mountain Road, said lot adjoins property of F.C. Worley on the North and west.

II. The improvements on said lot consists of a filling station, a store room, and one-half of the warehouse facing the Piney Mountain Road.

III. To have and to hold for the term of one year, from and after the first day of May 1926 to the first day of May 1927, with the privilege of a renewal of said lease at the end of the year, subject to agreement for rental with the said lessor.

IV. The said lessee agrees to pay the said lessor the sum of Forty Dollars per month for the premises herein above described and agrees that if any installment of said rent shall be due and unpaid for ten days then the lessor shall have the right to repossess the said premises.

V. The lessee promise to make good all damage to said leased premises and to make no repair or changes in said premises without the written consent of lessor, natural wear and decay alone excepted.

IV. The lessee does hereby agree to run an orderly place of business and to allow no intoxicants to be sold or handle about said premises.

VII. The lessee further agrees to take over the service contract of the lessor with the Texas Co. and to run and maintain and sell the products of the Texas Co. under, by and with said Co. as heretofore been carried out by the lessor.

In witness hereof, we have hereunto signed our hands and seals this 19th, day of April 1926.

In the presence of:  
J.H. Cobb F.C. Worley -  
J.Frank Eppes. O.H. Hart -

State of South Carolina,  
County of Greenville.

Personally appears before me J.H. Cobb who being duly sworn says: that he saw the within name F.C. Worley and Ode Hart - sign, seal and deliver and as their action and deed delivery the within rent agreements and that he with J. Frank Eppes witnessed the execution thereof.

Sworn to before me this J.H. Cobb  
Apr. 19, 1926.  
J.Frank Eppes (Seal)  
Not. Pub. for S.C.

Recorded May 28th, 1926 at 4:50 P.M.