

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
CITY OF GREEK.

LEASE AGREEMENT.

This agreement entered into this October 30th, 1929, between W. K. Hill, hereinafter called party of the first part and T. L. Smith, doing business as Smith & James, hereinafter called party of the second part in the manner following:-

Party of the first part hereby leases unto party of the second part the following described property:-

All the first story of the northern half of that two-story, brick building located on the west side of Trade St. at its intersection with Randall St., in the town of Greer, County of Greenville, and State of South Carolina;

TO HAVE AND TO HOLD unto party of the second part for a period of three years, beginning January 1st, 1930, and ending January 1st, 1933, at a monthly rental of One Hundred Dollars (\$100.00) payable on the first day of each month; with the option on the part of party of the second part to extend this lease for an additional period of two years at a rental to be determined by taking an average rental of other buildings, with like amount of frontage and depth, in the same block, with the exception of the corner buildings on either side of the said block, and in the determination of the amount of this rental it is agreed by and between the parties hereto that in event of a failure to agree by the parties hereto, the same shall be submitted to B. A. Bennett and R. C. Bailey for arbitration and final determination; and the parties hereto agree to abide their decision.

It is agreed by party of the second part to pay the rental in the manner herein agreed upon, and that he will quit the premises at the expiration of this lease, leaving the same in the same condition as the same now are, reasonable wear, ordinary accident and casualty excepted.

It is agreed by and between the parties hereto that in case the said building shall be so destroyed by fire, or extraordinary accident, or by act of war or of God, a reasonable time will be permitted the party of the first part to replace the same so that it may again be habitable.

It is further agreed by and between the parties hereto that party of the first part shall have the right at all times to enter the premises for the purpose of inspecting the same for needed repairs and such attention as may seem best to protect the property, but in any event not to interfere with the lawful conduct of the business of party of the second part.

It is further agreed by and between the parties hereto that in event of the failure on the part of party of the second part to keep the covenants of this lease according to their true intent and meaning party of the first part may declare this lease terminated and may re-enter and take possession of the premises.

It is further agreed by and between the parties hereto that the above described shall not be re-let or sublet without the written consent of party of the first part.

WITNESS, our hands and seals this October 30th, 1929.

Witness: W. K. Hill (LS)  
Party of the First Part.  
Grace W. Miller.  
A. H. Miller. Thos. L. Smith (LS.)  
Party of the Second Part.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE. (LEASE AGREEMENT, PAGE 2)  
AFFIDAVIT.

Personally appears before me Grace W. Miller, who, being sworn says, that she saw the within named W. K. Hill and T. L. Smith, sign, seal and as their acts and deed execute the within agreement, and that she with A. H. Miller witnessed the execution thereof.

Sworn to before me  
October 30th, 1929.  
A. H. Miller, L.S.  
Notary Public for S. C. Grace W. Miller.

S. C. Stamps \$1.44.

Recorded this the 18th, day of January 1930, at 11:18 A. M.

END OF Doc.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

January 16th, 1930.

In consideration of the sum of Fifty (\$50.00) Dollars, as well as other valuable consideration, paid by H. H. Faris to Legrace Investment Corporation, said Legrace Investment Corporation, a corporation of the State of South Carolina, does hereby grant, bargain, lease and assign unto said H. H. Faris all interest which said Legrace Investment Corporation has in the present lease at No. 26 Pendleton St., Greenville, S. C.; the term to commence on March 1st, 1930, and to continue for the duration of the term that said Legrace Investment Corporation has in said property.

The officers of said Legrace Investment Corporation are authorized to assign this lease by the stockholders and directors of said corporation in meeting assembled this January 15th, 1930, at the place of business of said corporation, the thirty-days notice for the holding of same having been waived.

The agreement hereto is for said H. H. Faris to be the lessee in said property under the same terms as said lessor has in same.  
The lessee hereby acknowledges having a duplicate of this lease.  
Witness our hands and seals the day and year above stated.

Witnesses:  
Mary Berry. Legrace Investment Corporation (LS)  
Wilton H. Earle. By L. W. Faris,  
President.  
Grace W. Faris,  
Secretary.  
Lessor  
H. H. Faris  
Lessee.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

Personally appears Wilton H. Earle, who, upon oath, says: That he saw the within named Legrace Investment Corporation by its President, L. W. Faris, and Secretary G. W. Faris, as Lessor, and H. H. Faris, as lessee, sign, seal and as the act and deed of said corporation deliver the within written lease for the uses and purposes therein stated, and that he, with Mary Berry, witnessed the execution thereof.

Sworn to before me this 16th,  
day of January 1930. Wilton H. Earle.

Mary Berry (LS)  
Notary Public, South Carolina.

Recorded this the 16th, day of January 1930, At 11:55 A. M.

END OF Doc.