

and agree to and with the said party of the second part that so soon as said wing or extension is completed they will reduce the rent so that from that time the said party of the second part shall be required to pay only two hundred Dollars per annum, and to keep said buildings insured in the sum of Fifteen thousand Dollars, and that furthermore they will return to the said party of the second part all of the rent paid by him hereunder over and above Two hundred Dollars per annum, and such sum or sums as may have been expended in keeping the present building insured in the sum of Ten thousand Dollars, and in case said wing or extension is not erected as aforesaid, then the said parties of the first part reserve the right either to continue this lease upon the terms first above set forth, or to annul the same at their option. And the said party of the second part here by accepts the lease upon the terms and conditions above set forth, and covenants and agrees to and with the said parties of the first part to take good care of the premises, to pay the rent as aforesaid, and not to underlet, assign, transfer or set over said premises or any part thereof without the concurrence and consent of the said parties of the first part. And it is mutually understood and agreed that the said party of the second part is to keep up a female school on said premises during the term as required by the terms of the trust under which the said parties of the first part hold the premises, and it is mutually covenanted and agreed by and between the said parties that in case of the destruction of the building by fire or other casualty, this agreement shall cease, and in case of the death or disability of said party of the second part, after the erection of the wing or extension aforesaid, and before the termination of the lease, then it shall be competent for the parties aforesaid

of said party of the second part to underlet said premises for the remainder of the term, but only to such party or parties as shall be approved by said parties of the first part, and said parties of the first part are to make all necessary repairs upon request of said party of the second part, who is likewise to use all reasonable precautions against breakage or other injury. In witness whereof the President of said Board of Trustees has hereunto set his hand and caused the seal of the Corporation to be attached, and the said party of the second part has hereunto set his hand and seal this twelfth day of July Anno Domini 1883.

J. C. Mello Secy Board
 Executed in presence of
 Alex. M. McIvor
 P. Cressly Smith
 as to parties of first part
 James A. Hoyt
 W. W. Kemp
 as to party of second part

Phos C. Smith
 Pres. Board Trustees
 A. S. Townes

State of South Carolina }
 County of Charleston } Before me personally
 James Alex. M. McIvor and makes oath that
 he said J. C. Smith, President Board of Trustees
 of Furman University execute the within Lease
 for the use and purposes therein mentioned
 and that he with P. Cressly Smith witnessed
 the due execution of the same.
 Given to and subscribed before me this
 twelfth day of July 1883.

J. Maybank
 Notary Public
 State of South Carolina }
 County of Greenville } Before me personally
 James A. Hoyt and makes oath that
 he said the within named Alexander S.
 Townes execute the within instrument of
 writing for the use and purposes therein
 mentioned, and that he with W. W. Kemp wit-
 nessed the due execution of