

Lease.

State of South Carolina
County of Greenville

This memorandum of agreement entered into the 16th day of January 1901, between James M. Pherson party of the first part, and James S. Deal, party of the second part.

Witnesseth.

That the said James M. Pherson, for and in consideration of twenty-five dollars to be paid him by said James S. Deal on the 1st day of February 1901, and fifty dollars per month to be paid him by said James S. Deal from the 1st day of February 1901, to and including the last day of December 1905, to be paid on the last day of each and every month during said time, the first monthly payment of fifty dollars to be paid on the last day of February 1901 and the last monthly payment of fifty dollars on the last day of December 1905, and twenty-five dollars to be paid him by said James S. Deal on the 16th day of January 1906, and in consideration of the performance by said James S. Deal of the covenants hereinafter mentioned, has leased and rented unto the said James S. Deal, that certain store house, including the Bake Oven therein, situated in the State and County aforesaid, and in the City of Greenville at No. 109 North Main Street on the west side thereof, and known as M. Phersons Bakery and adjoining the store of said James M. Pherson and the store of Beattie, for the term of five years, beginning on the 16th day of January 1901, and ending on the 16th day of January 1906.

And the said James S. Deal in consideration of the said renting and leasing of said store house to him, covenants, and agrees to pay the said James M. Pherson therefor the sum of twenty-five dollars on the 1st day of February 1901, and the sum of fifty dollars per month from the 1st day of February 1901 to and including the last day of December 1905, and to pay the same on the last day of each and every month during said time, the first monthly payment of fifty dollars, to be made on the last day of February 1901, and the last monthly payment

of fifty dollars to be made on the last day of December 1905, and twenty-five dollars on the 16th day of January 1906.

And the said James S. Deal further covenants and agrees to pay the water rent accruing for water for said store house, including said Bake Oven, and except the rooms overhead, in good repair at his own expense, and to return the same to said James M. Pherson at the end of said term in as good condition as it is now.

In witness, whereof the said James M. Pherson and James S. Deal have hereunto placed their hands and affixed their seal the day and year mentioned.

Signed, Sealed
and delivered in
the presence of
Annie M. Effes.
B. M. Shuman

James M. Pherson (seal)
James S. Deal. (seal)
\$1.00 cancelled.

State of South Carolina
County of Greenville

Personally appeared before me Annie M. Effes and made oath that she saw the within named James M. Pherson and James S. Deal sign seal and as their act and deed, deliver the within written deed, and that she with B. M. Shuman witnessed the execution thereof.

Sworn to before me this 19th day of January 1901.

B. M. Shuman
Not. Pub.
S. C.

Annie M. Effes.

Recorded for 21st January 1901.