South Carolina, (AGREEMENT)

Greenville County.

This agreement entered into by and between

L. I. Jennings and G. M. Turner,

Witnesseth;

(I) L.I. Jenning hereby leases to G.M. Turner that certain lot in the City of Greenville fronting seventeen (I7) feet on Main Street and running back Forty (40) feet, opposite the United States Post Office, part of the Jennings Lot, bounded by store house occupied by W.H. Poole & Co., land of L.I. Jennings and Main Street, for the term of Thirty-one (3I) months from the first day of October, I905, and ending on the thirtieth day of April I908, with the right to the use of the wagon lot in the rear in common with the other tenants of L.I. Jennings and the alley between the Wickliffe building and the lot hereby leased, with the privilege also of connecting with the water and sewer pipes of L.I. Jennings; and with the option on the part of G.M. Turner for an additional term of Thirty (30) months at the rate of fifteen dollars per month, upon notice in writing on or before February Ist., I908.

(2). G.M. Turner agrees to erect upon said lot on or befor e November Ist., I905, a brick building Seventeen feet by Forty feet and Twelve feet high, at a cost of Four-Hundred and Sixty Dollars, a first class job of best material, to be kept in repair by him until April 30th., I908. After that time, if he shall avail himself of the option for extension of the term, he agrees to pay L.I. Jennings the rent stipulated on the first day of each month in advance. A failure so to do on his part shall immediately terminate the lease. G.M. Turner further agrees to insure the building upon said lot for three hundred and forty-five Dollars and keep it insured during his term. Should it be destroyed by fire prior to April 30th, I908, it is agreed that he shall collect the full amount of said insurance and out of it pay L.I. Jennings rent for the term actually occupied at the rate of Ten Dollars per month. He may, however, at his option rebuild according to the original plan and continue as above provided.

(3). Any improvements upon or changes in said property desired by G.M. Turner shall be made at his own cost. If L.I. Jennings shall make any he shall be allowed to do so upon agreement with G.M. Turner and G.M. Turner agrees to pay rent therefor at the rate of Twenty-five per cent per annum upon the cost of the same.

In witness whereof the said parties above named have hereunto set their hands and seals this 28th, day of August I905,.

WITNESS.

J.O. Lewis. L.I. Jennings (Seal).

A.C.Goodwin. G.M. Turner (Seal).

State of South Carolina, Greenville County,

Personally comes before me J.O. Lewis who being duly sworn deposes and says that he saw L.I. Jennings and G.M. Turner sign, and seal the above lease or agreement and that he with A.C. Goodwin witnessed the execution thereof.

Sworn to before me this September 20th., I905.

W.G. McDavid (L.S.) J.O. Lewis.

Notary Public for S.C.

Recorded this 30th. day of August, I905.

12
12
12
12
12
60
1
61

Oct 1 1910
Nov 1 "

State of South Carolina (Lease)

County of Greenville.

Joseph P. Poole Agent lessor, in consideration of the rental hereinafter mentioned, have granted, bargained and leased, and by these presents do grant, bargain and lease unto Charles E hicks, lessee, the building situated on east side of main street in City of Greenville ,S.C. designated #106 North Main . the lessor agrees to give the lessee complete possession of primises by I5th day of March I905. The lessor aggrees to make at his expence certain changes and improvements as understood and agreed upon between the parties, for the term of five (5)years, with the privilege or option to the lessee of continuing the said lease upon same rent for five years and six months additional and the said lessee in consideration of the use of said premises for the said term, promise to pay the lessor the sum of eight hundred and forty ($840.00) dollars per annum payable in monthly instalments of Seventy and no/I00 ($70.00) dollars per month, the first payment to be made thirty days from the time possession is given lessee. That at the expiration of lease, the lessee agrees to make at his expense allnecessary changes in order to make the arrangement of building as it its original condition. Should the lessee exercise his right hereunder to make changes as permitted, then at the expiration of this lease the lessee shall have the right to remove out of building and detach whatever material he furnished in making changes, provided the lessor should demand the building in its original arrangement. To have and to hold the said premises unto the said lessee his executers, administrators and assigns for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it gives to the other party one month written notice previous to the time of the desired termination, but the destruction of the premises by fire or other casualty, or the arrear of rent, shall terminate this lease. The lessee agree 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 unavoidable accidents, and agree to make no repairs, improvements or alternations in the premises without the written consent of the lessor.

Witness our hands and seals the I3 day of February I905.

Witness; Chas.E. Hicks, (Seal)

W.T.Henderson. Jos.P. Poole, (Seal)

W.A. Stonhouse. Agent for H.C. Poole.

State of South Carolina

County of Greenville.

Personally comes W.A. Stonhouse and makes oath that he saw the within named Chas.E. Hicks and Jos.P.Poole sign and seal the within written instrument, and that he with W.T. Henderson witnessed the execution thereof.

Sworn to befoer me this 3Ist, day August I905.

H.B. Ingram, (Seal) W.A. Stonhouse.

Notary Public, S.C.

Recorded August 3Ist. I905.

(For assignment to this Lease see page 622 in this Book).

For assignment to this Lease see page 622