

Q. Q. Q.

State of South Carolina,
County of Greenville.

Whereas, at a joint meeting of the Junior and Senior Committees of the Cotillian Club of Greenville, South Carolina, held at the National Bank of Greenville on the evening of the twenty-fifth day of October, 1907, Perry Beattie was duly authorized by the said Committees to lease for the Cotillian Club of Greenville, a certain Hall from James T. Williams, on Laurens Street, known as "Williams Hall", for a term of three (3) years at a yearly rental of three hundred (\$300.00) dollars, with the option on the part of the said Cotillian Club to renew said lease, at any time before the expiration of the said three (3) years, for a further period of two (2) years upon the same terms, and whereas, at a regular annual meeting of the members of the said Cotillian Club, held at the National Bank of Greenville on the evening of the nineteenth day of November, 1907, it was reported to the said Cotillian Club, a quorum being present, that the said Perry Beattie had succeeded in agreeing with the said James T. Williams upon the terms of a lease of the said Williams Hall, for the period and upon the terms specified, and whereas the said Cotillian Club thereupon duly ratified the act of the said Perry Beattie in agreeing with the said James T. Williams upon the terms of the said lease of the Hall aforesaid.

Now, therefore, this indenture made this twenty-third day of November 1907, between James T. Williams, of Greenville, in the County of Greenville, and State of South Carolina, of the first part, and the Cotillian Club of Greenville, through its duly authorized agent, Perry Beattie, of the second part: Witnesseth, That the party of the first part has hereby let and rented to the party of the second part, and the party of the second part has hereby hired and taken from the party of the first part, all of that part of a building on Laurens Street, in the said City of Greenville known as Williams Hall, with the appurtenances, for a term of three (3) years, to commence the fifteenth day of December 1907; at a yearly rental of Three hundred (\$300.00) dollars payable semi-annually, in two (2) equal installments, on the Fifteenth day of June and on the Fifteenth day of December in each year, the first payment to be made on the Fifteenth day of June, 1908; the said party of the second part to have the option, at any time before the expiration of the said three (3) years, to renew the said lease, for an additional period of two (2) years, upon the same terms, if the said party of the second part so desires, and It is agreed if any rent shall be due and unpaid, or if default shall be made in any of the covenants herein contained, then it shall be lawful for the said party of the first part to re-enter the said premises, and to remove all persons therefrom.

And the said party of the second part covenants to pay the said party of the first part the said rent as herein specified, and at the expiration of the said term, or other termination of said lease, the said party of the second part will quit and surrender the premises hereby demised, in as good state and condition as reasonable use and wear thereof will permit.

It is further agreed, the said party of the first part is to keep the outside of said Hall, such as the roof and walls, water tight and in good repair; and the party of the second part is to keep the inside of said Hall, including the walls and windows lights, in as good condition and repair as reasonable use and wear thereof will permit.

It is further agreed that the said party of the second part on paying the said rent and performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy the said demised premises for the term aforesaid.

In witness whereof, the parties hereto, have hereunto interchangeably set their hands and seals this, twenty-third day of November, A.D. 1907.

Signed, sealed and delivered in the presence of:
V.M. Williams,

Jas. T. Williams (Seal)
Party of the First Part.

Cotillian Club,
By, Perry Beattie, Agt. (Seal)
Party of the Second Part.

State of South Carolina,
County of Greenville.

Personally appeared before me V.M. Williams and made oath that he saw the within named James T. Williams, and the Cotillian Club of Greenville, through its duly authorized agent, Perry Beattie, sign, seal and as their act and deed, deliver the within written lease, and that he witnessed the execution thereof.

Sworn to before me, this 7th, day of December A.D. 1907.

V.M. Williams.

F.F. Beattie,
Not. Pub. for S.C.

Recorded December 9th, 1907.