

Q. Q. Q.

The State of South Carolina.

This indenture made and concluded at Greenville, S.C. this sixth day of July nineteen hundred and nine by and between Andrew Wallace the Lessor, on the first part- and Barney M.Harris and Thomas W.Matthews the lessees on the second part, WITNESSETH, that the said lessor have granted and leased and by these presents doth grant and lease unto the said Lessees the store room situated on West Washington Street in the City of Greenville S.C. and being No.118 according to the enumeration of said City of Greenville and being the same store room formerly occupied by the American Cafe. It being the intention of the lease to let the 1st and second floors of said building, known as the old restaurant building with all the appurtenances thereunto belonging:

TO HAVE AND TO HOLD the said premises unto the said lessees and their executors, administrators and assigns for the full term of One year commencing on the sixth day of July 1909 and ending on the sixth day of July 1910 yielding and paying at the rate of Five Hundred and seventy (\$570.) dollars per annum payable in monthly installments as follows:-

August 6th 1909-Forty dollars; Sept 6th 1909, forty dollars; Oct 6th 1909, Forty dollars;

And the sum of Forty dollars on the sixth of each successive month thereafter during the continuance of this lease. And the said lessees for and in consideration of

the above letten premises doth covenant and agree to pay to the said lessor-the above stipulated rent, in the manner herein required, And it is further agreed that unless one months notice in writing, be given, previous to the expiration of the period herein specified by the lessor-to the lessees of his desire to have possession of the premises or to

change the conditions of the lease after such expiration; or the like notice be given by the lessees to the lessor of their intention to vacate the premises after such expiration; then it is hereby agreed that this lease will be considered as extending and binding in all provisions for one year after such expiration; and so to continue from year to year until such notice be given by either party, previous to the expiration of such extended term. But the destruction of the premises by fire, or by any other casualty, shall terminate this agreement. And it is mutually understood that the Lessee shall make no repairs

at the expense of the lessor and any alterations or improvement desired by the lessees at their own cost, must be done under the written sanction of the lessor-and all such alterations or improvements shall be surrendered to the lessor-on the lessees removal. The lessees shall make good all breakage of glass and all other injuries done to the premises during their tenancy, excepting such as are produced by natural decay and unavoidable accidents. And it is further stipulated and understood by the parties to these presents that if one months rent shall at any time be in arrear and unpaid the lessor shall have

the right to annul and terminate this lease and it shall be lawful for him to re-enter and forthwith re-possess all and singular the above granted and leased premises. And it is further stipulated and understood by the parties to these presents that the lessees shall

not sub-let the above letten premises without the consent in writing of the lessor.

In witness whereof, the parties do hereunto set their hands and seals this 6th day of

July 1909. Signed, sealed and delivered in presence of

W.L.Mauldin.) Andrew Wallace.(Seal)

Oscar K.Mauldin) B.M. Harris. (Seal)

State of South Carolina) T.W.Mathis. (Seal)

Greenville County.) Personally appeared W.L.Mauldin who upon oath says that he

saw A.Wallace, B.M.Harris and T.W.Mathis sign, seal and deliver the foregoing instrument