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State of South Carolina,
County of Greenville.

This Indenture made and entered into this 5th, day of February 1910 by and between L.M. McBee, Landlord, of the first part and E.N. Hammett, Tenant, of the second part, Witnesseth: That the party of the first part has hereby let and rented unto the party of the second part and he has hired and taken from the party of the first part that certain store room, on the ground floor at the South West corner of Buncombe and Laurens Streets in the City and County of Greenville, South Carolina, in what is known as the Grand Opera House Building, for the term of three years, beginning the first day of November 1909, for which the party of the second part hereby obligates himself and agrees to pay the sum of One thousand and eighty dollars, the same to be paid in monthly payments, that is to say to pay the sum of thirty dollars each and every month during said period until the said sum of one thousand and eighty dollars have been paid in full. And it is agreed that if the said party of the second part fails or refuses to pay any of said monthly payments, 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 without first giving notice thereof and take possession of same, but such re-entry and possession shall not operate to release the said party of the second part from the obligation aforesaid.

It is further agreed that the party of the second part shall not sub-let said premises or assign this lease without the written consent of the party of the first part.

It is further agreed that if said store room should be destroyed or so injured as to render it uninhabitable, either party hereto may terminate this lease.

The Said party of the second part hereby covenants to pay said rent as it becomes due as aforesaid, and at the expiration of said term to quit and surrender said premises in as good state and condition as reasonable use thereof will permit, damages by the elements and destruction or injury as beforesaid, excepted: and the party of the first part covenants that upon the payment of rent as stipulated and the keeping of all other covenants herein contained, the party of the second part shall and may peaceably and quietly hold and enjoy the said premises for the term aforesaid.

In witness whereof the parties hereto do bind themselves their executors, administrators heirs and assigns and in duplicate set their hands and seals the day and year first above written.

Signed, sealed and delivered

L.M. McBee, (Seal)

in presence of:

E.N. Hammett, (Seal)

Oscar Hodges,

B.A. Morgan,

South Carolina,
Greenville County.

Personally comes Oscar Hodges and makes oath that he saw L.M. McBee and E.N. Hammett sign and seal and deliver the foregoing Lease and that he with B.A. Morgan witnessed the execution of same.

Sworn to and subscribed before me

February 5th, 1910.

Oscar Hodges

B.A. Morgan, (Seal)