

Q. Q. Q.

State of South Carolina-
County of Greenville.

(Assigned)

This agreement made and entered into this the 16th day of Sept- Nineteen Hundred and nine by and between Mrs. Eliza M. Parkins of the first part, and F. W. Symmes of the second part, viz- The party of the first part has this day leased to the party of the second part her Main Street entrance and staircase between her two store rooms on North Main Street in the City of Greenville, and in the State of South Carolina, together with the entire *Second* floor above Stradley & Co's dry goods store, and the second floor above the staircase entrance, also the second floor above Bentz dry goods store back to the plastered partition just behind the arch at the top landing of said staircase, also a sufficient room over the open court just behind the brick wall at the top of said staircase landing for the purpose of erecting or hanging to the brick walls, toilet and cloak rooms for the accommodation of said above described reservations, also the privilege of building in the roof above these rooms, or floor space, if necessary, sky lights for the proper lighting and comfort of said apartments, also the privilege of hanging soil pipes from toilet rooms above to and entering into a "Y" in the sewer line below and leading from toilet rooms in the store rooms below to Main Street Sewer line.

Party of the first part to keep her roofs, guttering and walls in reasonable good repair and not to be responsible for any damage whatsoever from wind, water or storm.

This lease is for a term of Eight (8) years, beginning November the first day Nineteen Hundred and Nine, permission given the party of the second part to go ahead with his improvements from this date until this lease begins, which is as above set forth Nov-1st 1909 no rental charge to be made from this day to Nov. 1. 09- But on the first day of November 1909 a yearly rental of Three Hundred Dollars shall be paid party of the first part for these above described reservations, same to be paid as follows;- the first years rental is to be paid in advance November the first day, 1909, and the remaining seven years in monthly installments of Twenty-five (\$25.00) Dollars each payable at the end of each month, and should there be any three months rent due and unpaid for Ninety days, then in this event this lease contract is to then terminate. There shall be no objectionable or questionable business or individuals allowed in the above reservations during the term of this lease.

The party of the second part hereby agrees to the above agreement in each and every particular and detail and agrees to take charge of the above reservations and shall proceed at once to double floor, plaster, and do all finishings in good workmanship manner- equipping them into Business Offices, Social Offices or apartments, or Public Halls, as party of the second part may desire, putting in toilet rooms, sky-lights or any other improvements in order to comfortably accommodate the occupants of said reservation. All improvements are to be made by the party of the second part at his own expense and at the end or termination of this lease all improvements made by the party of the second part shall become the property and belong to the party of the first part without any reimbursement or remunerations whatever to the party of the second part. Now it is further agreed between the parties to this lease that if the party of the second part desires to insure to the amount of his improvements, made on these reservations, he, party of the second part, paying the yearly premiums of said policies, the party of the second part ~~shall have~~ shall have said insurance issued in his name, and in the event of loss by fire shall collect from said insurance Co's as shown by said insurance policies.