- Witness:

H.H. Springs (SEal)

J.L. Carpenter,

Annie W. Carpenter (SEal)

T.S. Carpenter,

State of South Carolina,

County of Greenville.

Personally comes J.L. Carpenter and makes oath that he saw the within named H.H. Springs & Annie W. Carpenter sign and seal the within written instrument, and that he with T.S. Carpenter Witnessed the execution thereof.

Sworn to before me this 17th,

day of June, 1912.

J.L. Carpenter

J.R. Rutledge (L.S.)

Notary Public S.C.

Recorded for June 27th, 1912.

State of South Carolina,

County of Greenville.

THIS INDENTURE made and concluded between J.F. Hodges, hereinafter designated as party of the first part, and W.D. Metts and W.M. James, partners doing business under the firm name of Metts & James, hereinafter designated as parties of the second part,

## W-i-t-n-e-s-s-e-t-h:

That the party of the first part has hereby let and rented to the parties of the second part, and the parties of the second part have hereby hired and taken from the party of the first part, his Store room in the City of Greenville, on the West side of Main Street and known as No. 215 North Main Street, and extending through to Laurens Street, with the appurtenances thereto for the term of two (2) years commencing on the 1st, day of September 1912, and ending on the 31st, day of August, 1914, at the yearly rental of Twenty-four hundred (\$2400.00) Dollars, the same to be paid by the parties of the second part in monthly payments of Two hundred (\$200.00) Dollars on the last day of each calendar month during the term aforesaid.

to any other person or corporation without the permission and written consent of the party of the first part. IT IS FURTHER AGREED, That if the parties of the second part shall change, alter or add enything to said building, such shall be done at their own expense, unless previously agreed upon by the parties hereto, and it is further agreed that if any damage be done by the parties of the second part or their agents or servents to the walls or other parts of said store room or building, the same shall be repaired by the parties of the second part at their own expense.

And the parties of the second part are to provide at their own expense all necessary shelving, counters and fixtures for their business, and at the termination of the lease may remove the same. They are likewise to pay for all water, gas, electricity and sewerage charges arising during said term. IT IS FURTHER AGREED, That the repairing of the doors, windows, locks, hinges etc. shall be done at the expense of the parties of the second part, and in case said parties of the second part fail to have same done, then the party of the first part can have same done and charge the expense thereof to the parties of the second part. IT IS FURTHER UNDERSTOOD AND AGREED:

That the party of the first part is not to be liable for any damages on account of leaks in roof,—