

State of South Carolina,
County of Greenville.

WHEREAS Mary C. Harris did heretofore on July 28, 1911 execute and deliver a certain deed whereby she leased unto LONG BLUE GRANITE COMPANY, a corporation, for a term of nineteen years commencing September 1, 1911, and ending August 31, 1930, a certain lot of land situate in the County of Greenville, State of South Carolina, at the southwest corner of McBee Avenue and Fall Street, of which the premises hereinafter described are a part,

AND WHEREAS the said LONG BLUE GRANITE COMPANY hereinafter referred to as Lessor, which expression shall include its successors and assigns, has agreed to sub-let the lot of land hereinafter described unto S.A. Nettles and W.B. Wertz, hereinafter referred to as Lessees, which expression shall include their executors, administrators and assigns,

NOW, THEREFORE, In consideration of the premises and of the rents hereinafter agreed to be paid, the Lessor does hereby lease and sublet unto the Lessees, that certain rectangular strip of land on the South side of E. McBee Avenue adjoining and east of the lot now occupied by the Baptist Courier Company, measuring from the center of the Baptist Courier Wall, and extending in an easterly direction thirty-six (36) feet, and extending back from the Street one hundred and forty (140) feet to the railroad track, said lot being part of the premises leased by the said Mary C. Harris, as aforesaid, for the full term commencing from this date and ending September 1, 1930 at a rental of thirty six (\$36.00) Dollars per month and payable in advance for each and every month during the life of this lease. Provided, however, no charge will be made for the use of the premises prior to September 1, 1912. Provided, further, that if the Lessees shall find it more convenient so to do, they shall have the privilege of paying said rents direct to the said Mary C. Harris, her executors, administrators or assigns, sending a duplicate receipt for each payment to the Lessor, the same to be credited on this lease.

TO HAVE AND TO HOLD said premises unto the said Lessees from the date of these presents until September 1, 1930.

In case the Lessor herein should fail to pay the rents or taxes, and assessments, or any part thereof, which may be due and payable under the terms of the lease executed by the said Mary C. Harris as aforesaid, at the time when said sums or any of them become due, then and in such case, the Lessees shall have the privilege of paying said rents or the said taxes and assessments and charging the same, with interest at the rate of seven (7) per cent per annum against the Lessor. And the same shall constitute a lien upon that part of the premises now held by the Lessor under the terms of said lease. And the Lessee shall be entitled to institute suit to recover said sum together with interest and costs, and ten per cent attorneys fees and subject the remainder of said premises thereto.

The Lessees shall have the privilege of connecting with all sewers belonging to the Lessor. They may underlet the said premises provided the sub-tenant be a respectable and responsible person.

It is further agreed that the Lessees shall pay all taxes on all improvements placed on said premises or any assessments for street or sidewalk paving levied during the tenancy; and if not so paid within three months after proper demand by the proper authority then the Lessor shall pay the same charging the amount so paid to the Lessees and the Lessor may then take possession of the premises should he so will, declaring the lease void. The Lessor shall pay all taxes on the ground.