

And the party of the second part covenants and agrees to pay to the party of the first part the said rent as herein specified for said building, the same to begin on the said 1st, day of October 1912; and at the expiration of or other determination of this lease, the said party of the second part will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit, damages by the elements and destruction of the building, or any part thereof, excepted.

And the party of the first part covenants and agrees that the party of the second part on paying the rent as aforesaid and performing all the covenants aforesaid, shall and may peaceably hold and enjoy the demised premises for the time aforesaid; but, upon its failing to pay the rent promptly when due, as herein specified, the said party of the first part shall have the right to annul and determine this lease and it shall be lawful for him to reenter and forthwith repossess all and singular the premises hereby leased.

IN WITNESS WHEREOF, the said parties hereto have interchangeably and in duplicate set their hands and seals, the said Meyers-Arnold Company having caused its corporate name and seal to be affixed and these presents to be subscribed by its Secretary and Treasurer, who is authorized under the Constitution and By Laws of said Corporation to sign the same, this the 7th day of October, 1912.

Signed, sealed and delivered

in the presence of:

R. A. Sanders,

Mary Young,

South Carolina,

Greenville County.

Personally appeared before me, R. A. Sanders and made oath that he saw the within named J. F. Hodges and Meyers-Arnold Company, a corporation of the State of South Carolina, by A. B. Meyers, Secy. and Treasurer, sign, seal and as the act and deed of the said J. F. Hodges and of Meyers-Arnold Company, deliver the foregoing written instrument for the uses and purposes therein mentioned, and that he with Mary Young witnessed the execution thereof.

Sworn to and subscribed before me,

this the 7th, day of October, 1912.

Frank F. Martin (Seal)

Notary Public for S.C.



J. F. Hodges, (L.S.)
Party of the first Part.

Meyers-Arnold Company
Party of the second part.

By

Meyers Arnold Co. (L.S.)
Secy. and Treas.

A. B. Meyers, Sec. & Treas.



Recorded for October 8th, 1912.