

State of South Carolina,
County of Greenville.

This Agreement, Made this the 26th, day of June, 1922, between Irene M. Baker, of the City of Greenville, State of South Carolina, hereinafter called "Landlord"; and I. Saul, of the City of Greenville, State of South Carolina, hereinafter called "Tenant", Witnesseth:

That the said Landlord has agreed to let and lease and does hereby let and lease unto the Tenant, and the Tenant has agreed to take and does hereby lease from the Landlord certain premises situate at 116 North Main Street, in the City of Greenville, State of S.C., and described more fully as being a store-room, cellar and second floor. Frontage on street between walls about sixteen (16) feet. Lot size sixteen (16) feet, more or less, by sixty (60) feet. Depth of building about sixty (60) feet, for the term commencing on the 1st. day of July 1922, and ending on the 1st. day of November 1927 at six o'clock in the afternoon of that day, at the monthly rent as follows: One hundred and fifty (\$150.00) Dollars per month, payable in advance for the first four months, that is from July 1st. to November 1st. 1922 and after November 1st, 1922 at the yearly rent of twenty-four hundred (\$2400.00) Dollars to be paid in equal monthly payments in advance, on the first day of each month, during the term hereby devised, and to be deposited in the Peoples National Bank, in the City of Greenville, South Carolina, to the credit of Landlord.

The conditions and covenants of this lease are as follows:

1. The Tenant will pay the rents aforesaid as the same shall fall due, and payment by check shall constitute Legal Tender. The Store to be used for the sale of clothing except as hereinafter provided.
2. The Tenant will pay as additional rent on demand from the Landlord or his agent all charges which may be assessed or imposed in respect to the use of water in or about the said demised premises, when the same be indicated by meter or meters installed on said premises by the Landlord at her expense.
3. The Tenant will keep said demised premises and appurtenances in a good state of repair, (except the roof of the building) at his own cost and expense, and at the end or other expiration of the term will quit and deliver up the demised premises in as good order and condition as they now are, (natural wear, decay and unavoidable accidents excepted). All furniture and trade fixtures shall remain the property of the Tenant.
4. The Landlord covenants and agrees that actual possession of the demised premises will be delivered to the Tenant upon the commencement of the term of this lease, free from all tenancies and occupancies, and free from all orders and notices of violation of all Departments and Bureaus having jurisdiction over the premises.
5. The Tenant will make no alterations, structural or otherwise, to the building or premises without the Landlord's written consent, except as provided in paragraph six hereafter.
6. That during the term the said premises shall not be overloaded, damaged or defaced; and no trade or occupation shall be carried on upon said premises or any use made thereof which shall be unlawful, improper or contrary to any law of the State or ordinance or by-laws of the City for the time being in force or injurious to any person or property, and no act or thing shall be knowingly persisted in upon the said premises which will make void or voidable any insurance -

(Over)