State of South carolina,)

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State of South Caroline,)

County of Greenville.)

This INdenture made and entered into by and between T.F. Hunt, party of the first part, and J.R. Peden, party of the second party, all of said County and State,

WITNESSETH: TINESSETH:

That the party of the first part has hereby let and rented to the party of the second part and he has hired and taken from the party of the first part, all the rooms in the second story of the building situate at the South-west corner of Main and. Broad Streets in the City and County of Greenville, in said State, together with the stairway leading thereto and the back yard of said premises with a water closet and coal bin therein, except a right of way over and across said back yard to a water closet which isohereby reserved to the party of the first part for the use of any tenants, thier servants and employees, of the ground floor of said premises and the further right to the party of the second part, on the front to put a show case at the right hand of said stairway on the store front at the bottom of or entrance of said stairway; the term of which said lease is made beginning at the first day of October, 1906. and ending the 30th day of September, 1910, for which the party of the second part will pay to the party of the first part the sum of fifteen dollars at the end of each month during the period aforesaid.

It is further agreed and understood that the party of the second part will pay
the water rent of the premises hereby let to him and any and all repairs or changes,
improvements or additions made on the inside of said let premises will be done by the
party of the second part at his own expense and he will in a like manner keep the inside
in good repair, and any repaires on the outside threof will be done at the expense of
the party of the first part and he wills in a like manner keep the same in good repair
It is further agreed that this lease shall not be assigned or the premises under-let
without the written consent of the party of the first part.

And it is agreed that if any rent shall be due and unpeid, or if default shall be made in any of the covenants or agreements thereing contained, then it shall be lawful for the party of the first part to re-enter said premises without notice, suit or process and remove all parties therefrom.

The party of the second part covenants to pay the rent as aforesaid and to keep and perform all the vovenants and agreements herein contained and at the expirations