

State of South Carolina,
Greenville County.

LONG BLUE GRANITE COMPANY, Lessor, in consideration of the rental hereinafter mentioned, has granted, bargained and released, and by these presents does grant, bargain and lease unto the BAPTIST COURIER COMPANY, Lessee, for the term of eighteen years and seven months, beginning the first day of February, 1912; a part of the premises of Lessor on McBee Avenue, in the City of Greenville, S.C. and being more particularly described as follows:

Beginning at a point on East McBee Avenue, northeast corner of warehouse now leased by Earle & Company; thence with said East McBee Avenue, in the direction of Fall Street, twenty-seven feet; thence with said Fall Street in the direction of Court Street one hundred and forty feet to a side-track of the C. & W.C. Railroad; thence with said alley in the direction of Main Street twenty-seven feet to the Southeast corner of Warehouse now leased to Earle & Company; thence in the direction of McBee Avenue in a straight line one hundred and forty feet to beginning corner; and being a part of the premises formally leased by Mary C. Harris to the said LONG BLUE GRANITE COMPANY, and the said Lessee in consideration of the use of said premises for the said term promises to pay the said Lessor a rental of Twenty-five dollars (\$25.00) per month in advance for each and every month during the life of this lease, said rental to begin the first day of June, 1912; and is to end on the 31st, day of August, 1930.

TO HAVE AND TO HOLD the said premises unto the said Lessee and it's assigns for the said term; The Lessee shall have the privilege of under-letting the said premises, provided the sub-tenant be a respectable and responsible person.

It is agreed that the Lessee shall have the privilege of erecting buildings on the said property, the said buildings to meet with the approval of the LONG BLUE GRANITE Company.

It is agreed and understood, however that the LONG BLUE GRANITE COMPANY, the Lessor, shall in no way dictate the cost of the buildings to be erected on said premises, or the kind of buildings so long as they are in keeping with the surrounding property.

It is FURTHER agreed that the Lessee shall pay all taxes on all improvements placed on said premises or any assessment for Street paving or side walk paving during the tenancy, and if not so paid within three months after demand by the proper authorities, then the Lessor shall pay same, charge the amount so paid to the Lessee and may then take possession of the Property, should they so will declaring this lease void. The Lessor shall pay all taxes on the grounds.

It is agreed that should any building or buildings placed on the said property by the Lessee upon the expiration of the tenancy, they shall become the property of the Lessor.

Sixty days arrear of rent shall terminate this lease at the option of the Lessor herein, but not at the option of the Lessee herein. The Lessee agrees to make good all breakage of glass and all injuries done to the premises during the term of this lease, except as are produced by natural decay and unavoidable accident.

It is agreed and understood and a part of this lease that the Lessee shall have the right to join to the east wall now erected along the line of said premises and to use same without cost to themselves, with the privilege at any time of adding another story on said wall. It is FURTHER agreed and understood that the Lessor shall have the right to the use of the east wall without cost to themselves that may be built on these premises by the Lessee, and shall have the right to join the said wall, or to build additional stories; and should said wall be destroyed, the Lessor shall have the right to re-build said wall on the ground occupied by the said wall,