

VOL 32. TITLE TO REAL ESTATE.
STATE OF SOUTH CAROLINA,
County of Greenville,

THIS INDENTURE, made this 30th day of April, 1915, by and between W.P. Conyers and T.C. Gower, parties of the first part, hereinafter called "Lessors", and A.A. Pearson, party of the second part, hereinafter called "Lessee", WITNESSETH:-

That the said lessors do hereby lease unto the said lessee all that certain store room on the ground floor of the Conyers & Gower Building on Washington Street, in the City of Greenville, County and State aforesaid, measuring approximately twenty-five feet in width by seventy-five feet in depth, and being the western half of the store room now occupied by the Southern Express Company, reserving, however, unto the lessors the rental hereinafter provided for,

TO HAVE AND TO HOLD, unto the said lessee for a term beginning June 1, 1915, and ending December 31, 1918,

And the said Lessors do hereby agree that they will, prior to June 1, 1915, alter the front of said store room in accordance with a sketch prepared by J.R. Lawrence, re-paint the wood-work on the inside of said store room, do over the walls, install one hundred lineal feet of shelving, and place in said store room the counters now in the basement of said building; and that they will during the term of said lease furnish proper heating in said store-room,

And the said lessee does hereby accept the said lease for the said term, and does hereby consent and agree to pay therefor to the said lessors on the last day of each month, beginning June 30, 1915, a monthly rental of Forty Dollars, (\$40.00) per month, and in addition thereto to pay to the said lessors the sum of ONE and fifteen-hundredths Dollars, (\$1.15) per month for each ONE THOUSAND Dollars (\$1,000.00) worth of business in excess of THIRTY-FIVE THOUSAND Dollars, (\$35,000.00) per annum done by the said lessee; such additional sum so provided to be paid in addition to the Forty Dollars, per month, to be computed and paid semi annually, and the said lessee does hereby agree that his books shall at all times be open to inspection by the said lessors; and the said lessee does hereby agree that he will occupy the said store-room and conduct therein a grocery business,

And, if at any time any instalment of the said rent shall remain unpaid for a period of thirty days after the same shall have become due, then the lessors may at their option either declare the rent for the entire term immediately due and payable and sue to recover the same, or declare this lease terminated and take possession of the premises, collecting the rent for the period during which the premises shall have been occupied by the Lessee; and if at any time during the term of this lease the said lessee should become insolvent or should be adjudged a bankrupt, then the lessors may at their option declare this lease terminate and the same shall thereupon be null and void,

And the said lessee does hereby covenant that he will not assign this lease, nor sub-let the said premises or any part thereof, nor make any alterations or repairs without the written consent of the lessors, and that he will not permit or carry on upon the said premises any nuisance, or offensive, or dangerous trade or business, nor allow the premises to be used for any illegal purpose; that he will not do nor suffer to be done anything which may render any increase or extra premium payable for the insurance of said premises against fire, or which may render void or voidable any policy for such insurance, and in the event of the breach by the lessee of any of said covenants, the lessors shall have the right to declare this lease terminate and to immediately take possession of the said premises, and the said lessee does further covenant that at the expiration of the term, or termination of this lease, as above provided, he will deliver up to the lessors the said premises in as good condition as he shall receive them, reasonable wear and tear excepted,

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this 30th day of April, 1915,

Ina Elmore.,
Josie Dickson.,

W.P. Conyers.,
T.C. Gower.,
Lessors,
A.A. Pearson.,
Lessee,

STATE OF SOUTH CAROLINA.,
County of Greenville,

Personally appeared before me Josie Dickson, who being duly sworn, says that she saw the within named W.P. Conyers, T.C. Gower and A.A. Pearson, sign, seal and as their act and deed deliver the above written instrument, and that she with Ina Elmore witnessed the execution thereof,

Sworn to before me this
30th day of April, 1915.,
John M. Palm, (Seal)
Notary Public for S.C.

Josie Dickson.,

Recorded for July 13th, 1915.,