

State of South Carolina,
Greenville County.

This Indenture entered into this the third day of November 1913 between Mary S. Tuttle by Wm.- Goldsmith, ~~Wm.~~, Agent of the first part, hereinafter designated Landlord, and Dennis P. Pentovol & James Theodore of the second part, hereinafter designated Tenant, Witnesseth:

The said Landlord has hereby let and rented to the said Tenant, and he has hired and taken from the said Landlord- the store room about 20 x 100 feet No. 216 being first room south of Carpenter Bros. on west side of S. Main Street, Greenville, S.C. including steam heat ~~and water bills~~ tenant to pay all light bills, and water bills for the term of three years to commence the fifteenth day of November 1913, for which they are to pay the sum of Thirteen Hundred Dollars per annum for the first year; Fourteen hundred dollars second year and fifteen hundred dollars third year to be paid in equal monthly payments per month in advance on the fifteenth day of each month. It is further agreed and understood that the room is not to be used for other than Candy Kitchen and Confectionaries purposes. ~~And that no sign shall be taken or placed on the premises or on the building, but all signs, notices, etc. shall be painted on the windows.~~ It is further agreed that said premises shall not be sub-let or this lease assigned without the written consent to the Landlord.

It is further agreed that if said premises shall be destroyed or so injured as to render them untenable, all parties hereto from the time of such destruction or injury are released from the terms of this lease. The Landlord hereby agrees for tenants to remove the two plate glass in south side of front of this building, take care of them, assuming all responsibility & damage to the glass & building caused by removal therefrom to replace glass at any time demanded by Landlord and before termination of this lease, all of this without any cost to the Landlord. W.G.- J.T-D.P.P. It is further agreed that if any rent shall be due and unpaid or if the tenant make default in or violate any of the covenants or agreements, terms or conditions in this lease, that there upon, or within a reasonable time thereafter, the Landlord may terminate this lease and without suit or process re-enter and re-take possession of said premises and remove all persons there from, and Tenant hereby waives any and all notice from the Landlord of any such intention, or fact of termination, or if no such event occur, will at the end of the said period covered hereby quit and surrender said premises in as good condition as reasonable use thereof will permit, except as above provided. Upon the tenant paying the said rent and at the times stated as above provided, the said Landlord hereby covenants that he may have quiet and peaceable possession of said premises.

In Witness Whereof, the parties hereto do bind themselves, their heirs, executors, administrators and assigns and set their hands and seals the day and year first above written.

Signed, sealed and delivered in Presence of.
Harriett E. Stewart,
Thos. T. Goldsmith.

Wm. Goldsmith, Agent.
for Mary S. Tuttle, (Seal)
Dennis P. Pentovol, (Seal)
James Theodore, (Seal)

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Personally appeared before me Harriet E. Stewart who upon oath says that she saw Wm. Goldsmith, Agent for Mary S. Tuttle, Dennis P. Pentovol and James Theodore sign and seal the within written instrument, and that she with Thos. T. Goldsmith witnessed the execution thereof.

Sworn to before me, this 14th,
day of November, A.D. 1913.
Thos. T. Goldsmith (Seal)
Notary Public, S.C.

Harriet E. Stewart