

rate hereinabove stated for such of the time as he shall be able to rent his said office room; the purpose and understanding being that the lessee shall not be held to pay rent for both premises at one and the same time.

If the said lessee fails to pay any rent within fifteen days from the date same shall be due, or shall fail to keep and perform any other covenant or agreement herein, said lessor may thereupon terminate this lease and re-enter and take possession without suit or process, and upon all terms being complied with, she does hereby warrant quiet and peaceable possession of said premises until the termination of this lease; that said lessee does hereby agree to keep all covenants and agreements herein and to take good care of the demised premises and return them in as good condition as reasonable use thereof will permit, damages and destruction aforesaid, and damages by the elements, excepted.

In witness whereof the parties hereto do in duplicate set their hands and seals this the day and year first above written.

Signed, sealed and delivered

in the presence of:

Alice Duffy,

Z.A. Smith.- Wade H. Batson.

State of Illinois,)
County of Lake.) SS.

Mary S. Tuttle, (Seal)

Wm. Goldsmith, (Seal)

Personally comes before me Alice Duffy and makes oath that she saw the within named Mary S. Tuttle sign, seal and as her act and deed, deliver the foregoing Lease, and that she with Z.A. Smith witnessed the execution of the same.

Sworn to and subscribed before me this

15th, day of July, 1917.

James H. Duffy (Seal)

Notary Public, Lake County, Illinois.

My Commission Expires June 25, 1917.

Alice Duffy.

State of South Carolina,
County of Greenville.

Personally comes before me Z.A. Smith and makes oath that he saw the within named William Goldsmith sign, seal and as his act and deed, deliver the foregoing Lease, and that he with Wade H. Batson witnessed the execution of the same.

Sworn to and subscribed before me

this 30th, day of May 1917.

James R. Bates (Seal)

Notary Public, S.C.

Z.A. Smith,

Recorded May 30th, 1917.

(Lease)

State of South Carolina,
County of Greenville.

This Indenture made this the 12th day of April, 1916, by and between Mary S. Tuttle of the one part, and hereinafter called Lessor, and B.A. Morgan of the other part, and hereinafter called Lessee,

W-i-t-n-e-s-s-e-t-h :

That the said Lessor has hereby let and rented to the said Lessee, and he has hereby hired and taken from her, those three office rooms in the South end of the wing of the ground floor of the building known as the Old Mansion House or Swandall Building, which said building is situate on the west side of South Main Street, in the City and County of Greenville, South Carolina, and the premises hereby hired and taken has its front entrance upon the recess or square at the Northwest intersection of Main and Court Streets; together with the use of the toilet rooms, and ingress and egress in and through the rear hall, which opens on Court Street, for the term of five (5) years, beginning the first day of May, 1916, and ending the thirtieth day of April, 1921.

That said offices, toilets and hall are to be built and constructed in a neat and workmanlike manner, and in accordance with the plan shown in pencil sketch by the said Lessee. The said Lessor will, at her own proper cost and expense, erect the walls, doors and replace the present windows with two one light sash to each window, and hang the sash on weights; to provide said rear hall-way with convenient entrance to and from said Court Street; to provide the lavatory, two toilets and rooms, as shown on said plan, and sufficient radiators connected with heat giving furnace; to properly paint all the wood-work in such colors as designated by the lessee, that is now, or to be constructed in said offices; to plaster and finish in suitable manner the new walls, all at her own expense; to at all times when necessary for the comfort of the occupants of said offices provide sufficient artificial heat, suitable drinking and bathing water, suitable fixtures for electric light use, and competent and necessary janitor service at her own expense. The adjacent premises and basement underneath shall not at any time be used, or permitted to be used, in any manner that will give off offensive or deleterious gases, odors or other objectionable substances. In the event of the death of the Lessee, this lease shall thereupon cease and determine.

In consideration of the use and occupation of the aforesaid premises, for the term stated, the construction, erection and maintenance of the offices and premises aforesaid, the providing heat, water and janitor service, as aforesaid, the Lessee will at the end of each and every month during said period pay to the Lessor the sum of Twenty-seven and 50/100 Dollars (\$27.50).

Upon failure of the Lessee to pay any rent within thirty days from the time it may be due, the Lessor may after ten days written notice of her intention so to do, re-enter said premises, if within that time said rent is not paid, and remove all persons therefrom and terminate this lease. Upon the payment of all rent as herein provided, the Lessee shall have peaceable and quiet Possession and enjoyment of said premises for the term aforesaid.

At the termination of said period, or earlier termination of this lease, the Lessee will quit and surrender said premises in as good state and condition as they are when he first takes them, reasonable wear and tear thereof, damage by the elements and from causes not due to his negligence, excepted; provided, that this shall not apply in the event said premises are destroyed or so -

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