

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

This Indenture entered into, this the 13th day of

February 1918, between Mary S. Tuttle by Wm. Goldsmith Agent of the first part, hereinafter designated Landlord, and T. L. Cauley 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 situated on corner Main & Court Street, Court square, Swainsboro building, Greenville, S.C. being the room the said tenant is now occupying being about 12' 6" by 57 feet x use. Not to be used in rear of adjoining room & tenant to pay water rent for said toilet including Steam Heat and Janitor service - Tenant to pay all light bills & water

for the term of Five years to commence the 16th day of August 1918, for which he is to

pay the sum of One Hundred & Fifty Dollars, per annum for first two years & 100.00 per annum for next three years to be paid Eighty Dollars, per month in advance for two years & 90 per month for three years on the 16th day of each month. It is further agreed and understood that the room is not to be used for other than office purposes, and that no sign shall be tacked or nailed to the outer walls of the building, but if signs are wanted they 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 of 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. That if lessee fails in business, becomes a bankrupt or ceases to do business therein, the rent for the entire term becomes immediately due & payable, or the lessor may at her discretion terminate this lease & take possession of said premises. 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 thereupon, 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 therefrom, and the 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 Executors, Administrators, Heirs and Assigns, and set their hands and seals, the day and year first above written.

Signed, Sealed and Delivered in Presence of Mrs. E. C. Sanderson, Wade H. Bateson, Mary S. Tuttle, by Wm. Goldsmith, Agent (SEAL), T. L. Cauley (SEAL)

STATE OF SOUTH CAROLINA,

County of Greenville

PERSONALLY APPEARED Wade H. Bateson

who, upon oath says that he saw Wm. Goldsmith, Agent Mary S. Tuttle & T. L. Cauley

sign and seal the within written instrument, and that he, with Mrs. E. C. Sanderson, witnessed the execution thereof.

Sworn to before me, this 15 day of February A.D. 1918. Harry R. Wilkins (Seal) Notary Public, S. C. Wade H. Bateson

Recorded February 15th, 1918.

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

This Indenture entered into, this the 18th day of

June 1918, between Mary S. Tuttle by Wm. Goldsmith of the first part, hereinafter designated Landlord, and Carpenter Brothers 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 room they now are occupying as a Drug Store situated on West side of South Main Street #214 Greenville, S.C.

Including Steam Heat & Janitor service - Tenant to pay all light bills and water rents.

for the term of five years to commence the first day of July 1918, for which he is to

pay the sum of sixteen hundred & twenty Dollars, per Annum to be paid one hundred thirty-five Dollars, per month in advance on the first day of each month. It is further agreed and understood that the room is not to be used for other than Drug Store purposes, and that no sign shall be tacked or nailed to the outer walls of the building, but if signs are wanted they 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 of 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. That if this lessee fails in business, becomes a bankrupt, or ceases to do business therein, the rent for the entire term becomes immediately due and payable, or the lessor may at her discretion terminate this lease & take possession of said premises. 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 thereupon, 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 therefrom, and the 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 Executors, Administrators, Heirs and Assigns, and set their hands and seals, the day and year first above written.

Signed, Sealed and Delivered in Presence of E.H. Long, Pauline Harrison, Mary S. Tuttle, By Wm. Goldsmith, Agent (SEAL), Carpenter Bros. (SEAL), by J.L. Carpenter. (SEAL)

STATE OF SOUTH CAROLINA,

County of Greenville

PERSONALLY APPEARED E.H. Long

who, upon oath says that he saw Wm. Goldsmith, Agent - Mary S. Tuttle & Carpenter Bros., by J.L. Carpenter

sign and seal the within written instrument, and that he, with Pauline Harrison, witnessed the execution thereof.

Sworn to before me, this 27th day of June 1918. Harry R. Wilkins (Seal) Notary Public, S. C. E.H. Long

Recorded July 23rd, 1918.