

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

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In Witness V

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Signed, Sealed

Wade H. Batson

J. N. Alverson

STATE OF SOUTH CAROLINA,

County of Greenville

PERSONALLY APPEARED Wade H. Batson

who, upon oath says that he saw Wm. Goldsmith, Agent Mary S. Tuttle and R. Henry Ligon

sign and seal the within written instrument, and that he, with

J. N. Alverson

witnessed the execution thereof.

Sworn to before me, this 24th,

day of Apr 11 A.D. 19 19

Harry R. Wilkins (Seal.)
Notary Public, S. C.

Recorded May 6th, 19

Greenville, S.C. Apr. 15, 1919.

It is agreed and understood by both parties hereto that this contract may be continued two years longer by tenant giving landlord four months notice in writing in advance of the expiration of this contract, of his desire to continue at the rental of \$65.00 per month for the fourth and fifth years, provided, however, the tenant next door, now T.L. Causby desires to continue his contract accordingly, or tenant assume this contract, in other words, it is agreed and understood that the termination of this and T.L. Causby's contract are to be of the same date and effect. This is attached to and made a part of contract entered into and signed by the parties whose signature are hereto attached.

Witness:
Wade H. Batson,
J.N. Alverson.
Wm. Goldsmith, Agent.
Mary S. Tuttle,
R. Henry Ligon.

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

This Indenture entered into, this the 10th day of

May 1919, between Mary S. Tuttle by Wm. Goldsmith, agent, of the first part, hereinafter designated Landlord, and J. A. McDavid and W. G. Ashmore, of the second part, hereinafter designated Tenant, Partner in McDavid & Ashmore

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, first room south of Carpenter Bros. Drug Store, located west side of South Main Street, Greenville, S.C.

Including Steam Heat and Janitor service—Tenant to pay all light bills and water bills.

for the term of two years with option of third year—provided tenant gives Landlord notice in writing on or by Sept. 30th 1921 to commence the first day of January 1920, 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 mercantile 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.

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
Mary S. Tuttle
by Wm. Goldsmith, Agent (SEAL.)
J. A. McDavid (SEAL.)
W. G. Ashmore (SEAL.)
Ashmore & McDavid
per J. A. McDavid

STATE OF SOUTH CAROLINA,

County of Greenville

PERSONALLY APPEARED Virginia Simkins

who, upon oath says that she saw J. A. McDavid and W. G. Ashmore

sign and seal the within written instrument, and that she, with J. A. Smith

witnessed the execution thereof.

Sworn to before me, this 17th

day of May A.D. 19 19

Wm. Goldsmith (Seal.)
Notary Public, S. C.

Recorded May 19 19