

State of South Carolina,
County of Greenville.

This indenture made the 4th, day of March, 1913, by and between Southern Real Estate, Loan & Trust Company, a corporation of the first part, and hereinafter designated lessor, and Alice M. Gates and A.A. Gates, of the second part, and hereinafter called lessees,

WITNESSETH:

That the said lessor has hereby let and rented to the said lessees, and they have hereby hired and taken from it upon the terms, conditions and limitations hereinafter expressed, that certain lot of land and buildings thereon situate, known as the Blue Ridge Hotel building, located at the Northeast corner of West Washington Street and Richardson Street, in the City and County of Greenville, South Carolina, the property hereby let consisting of the hotel building and kitchen and the use of the vacant property behind the two stores owned by Henderson and Gower, and the use of a nine foot alley at the rear of said hotel building, the term for which the same is let and taken being three years, to commence the 19th day of April, 1913, at the monthly rental of Two Hundred and fifty dollars (\$250.00) per month, payable in advance, for which rental the lessees have executed and delivered to the lessor their thirty-six promissory notes in writing, each for the term of Two Hundred and fifty Dollars (\$250.00) the first one due the 19th day of April, 1913, and one due the 19th, day of each and every consecutive month thereafter for the full period of thirty-six months, said notes to draw interest from maturity at the rate of eight per cent per annum, until paid, payable annually, and if not so paid, to draw interest at the same rate as the principal until paid, and provide for ten per cent attorney's fees.

It is further understood and agreed that upon the lessees giving to the lessor sixty days notice of their intention so to do, prior to the expiration of the above three years, that they wish to continue possession of said property for a period of two years and agree to pay therefor the sum of two Hundred and seventy-five Dollars (\$275.00) per month in advance, the term of this lease will be extended for said two years, provided that the lessor may upon giving ninety days' notice at any time during such extended time, re-possess said property and sell and convey the same and give possession to the purchaser thereof.

It is further understood and agreed that the lessees will at their own proper cost and expenses provide water, lights and heat for the said building, and in like manner keep up all inside repairs and in like manner may put in a heating system and have the privilege of removing the same from said building provided in such removal they shall not damage or injure the wall of any part of said building.

It is further understood and agreed that the lessees shall not assign this lease or sub-let said premises without the written consent of the lessor.

It is further understood and agreed that the lessor will provide the sum of Seven Hundred and fifty Dollars (\$750.00) to the lessees, out of which sum they will paint said building inside and outside and remove the balcony now over the sidewalk in front of said building; that the lessor will at its own expense keep the roof of said building in repair.

It is further understood and agreed that in case the buildings on said premises shall be destroyed or so injured from any cause whatsoever as to render them untenable and unfit for occupation, thereupon all parties hereto are discharged from all liability under this lease for any portion of the term unexpired.

(Next page).

And it is agreed that if any rent shall be due and unpaid, or if default shall be made in any of the covenants herein contained, then it shall be lawful for the lessor, its agent or assigns, to re-enter the said premises and to remove all persons therefrom, the lessees hereby waiving any notice to quit or of intention to re-enter.

The said lessees hereby covenant to pay to the said lessor the said rent as herein specified, and that at the expiration of said term or other determination of this lease, they will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit, the exceptions hereinbefore named and damages by the elements excepted, and the lessor covenants that the lessees on paying the said rent and performing all the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy said demised premises for the term aforesaid.

In witness whereof the parties have hereunto in duplicate set their hands and seals, the said lessor affixing its corporate seal, and this lease, subscribed by its duly authorized officers, this the day and year first above written.

Witness:

W.A. McDonald,

C.P. Brown,

Signed, sealed and
delivered in the presence of:

Harry A. Dargan,

J.R. Rutledge,

South Carolina,
Greenville County.

Personally comes before me J.R. Rutledge who on oath says that he saw the foregoing Alice M. Gates and A.A. Gates sign, seal and as their act and deed deliver the foregoing Lease, and that he with
Witnessed the execution of the same.

Sworn to and subscribed
before me this 4 day of
March 1913.

Harry A. Dargan (Seal)
N.P. S.C.

My Commission expires at pleasure of Governor.

State of North Carolina,
County of Mecklenburg.

Personally appeared before me W.A. McDonald and made oath that he saw the within named Southern Real Estate Loan & Trust Company by its duly authorized officers, W.S. Alexander President and A.M. McDonald, Secty. sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written Lease, and that he with C.P. Brown witnessed the execution thereof.

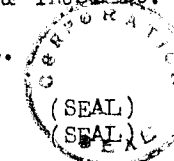
Sworn to and subscribed
before me this 5th day of
March 1913.

W.B. Huntington (Seal)
Notary Public, N.C.
My Commission Expires May 5th, 1913.

Recorded for March 6th, 1913.

SOUTHERN REAL ESTATE, LOAN & TRUST CO.

By W.S. Alexander, Prest.
and A.M. McDonald, Secty.
Alice M. Gates,
A.A. Gates,



J.R. Rutledge

W.A. McDonald