

State of South Carolina,
County of Greenville.

I, D.D. Davenport lessor in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain and lease unto The Peoples Bank of Greer, S.C. in County aforesaid lessee the store building on the West side of Trade St. in the town of Greer, S.C. being the building formerly occupied by the Greenville Dry Goods Co. for the term of Five years beginning Sept. 1st 1914 and ending the thirty first day of August, 1919, and the said lessee in consideration of the use of said premises for the said term, promise to pay the said lessor the sum of Thirty nine hundred dollars per - payable monthly, at the end of each month as follows: First year fifty five dollars per month, second year sixty dollars per month, third year sixty five dollars per month, fourth year seventy dollars per month, fifth year seventy five dollars per month, It is agreed by the lessees that they shall not sub-rent or let the above mentioned building or assign the same without first obtaining the written consent of the lessor, It is further agreed that the lessor shall not be liable for any damage that may occur from leaks or other unavoidable accidents, It is further agreed that the lessees are to repair all frozen or broken water pipes at their own expense, and pay all water rents, It is also further agreed that at the expiration of this lease that any or all alterations made during the year 1914 is to be replaced, at the option of the lessor, by the lessees at their expense, It is also further agreed that no futher alterations shall be made during the life of this lease without the consent of the lessor, To Have And To Hold the said premises unto the said lessees their executors, administrators and assigns for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it give to the other party one months written notice previous to the time of the desired termination, but the destruction of the premises by fire or other casualty, or one months arrear of rent, shall terminate this lease, at option of lessor. The lessee agree to make good all breakage of glass, and all other injuries done to the premises during the term, except such as are produced by natural decay and unavoidable accidents, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor.

Witness our hands and seals the 4th day of Sept. 1914.

Witness:

M.C. Davenport,
A.H. Miller,
State of South Carolina,
County of Greenville.

D.D. Davenport, (Seal)
John D. Wood, Prest for (Seal)
Peoples Bank of Greer, (Seal)
H.B. Posey,
Cashier.

Personally comes M.C. Davenport and makes oath that he saw the within named D.D. Davenport, J.D. Wood & H.B. Posey sign and seal the within written instrument, and that he with A.H. Miller witnessed the execution thereof.

Sworn to before me this 4, day
of Sept. 1914.

M.C. Davenport

A.H. Miller (L.S.)
Notary Public, S.C. (Signed in duplicate)