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( Lease )

State of South Carolina,

County of Greenville.

This Indenture made and entered into this 20th, day of October 1917, by and between Mary S. Tuttle of the one part, and hereinafter designated as Landlord, and D.E. Massey, E.L. Ayers and A.D.L.-Barksdale of the other part, and hereinafter designated as Tenants, as follows:

The said Landlord has and does here by let and rent to the Tenants, and they have and do here by hire and take from her all of what is known as the Mansion House Building, above the first floor thereof, the building situate on the West side of South Main Street, in the City and County of Greenville, S.C., for the term of six (6) years from the times hereinafter stated, and will pay to the Landlord therefor the sum of Two hundred and twenty-five dollars (\$225.00) in advance for each and every consecutive month during the period of the first and second years; Two hundred and seventy-five dollars (\$275.00) in advance, for each and every consecutive month during the third, fourth and fifth years, and Three hundred dollars (\$300.00), in advance, for each and every consecutive month during the period of the sixth year, said rent to begin December 1st, 1917, unless occupied sooner, then from occupancy.

It is further agreed and as a part of the consideration of this indenture, that the Tenants take said premises subject to the leases for certain of the rooms in said building held by J.E. Leach, Jno. S. Taylor, E.D. Ricketson, W.P. Ligon, W.D. Neves, W.E. Scott, W.A. Chandler, W.O. Abercrombie and W.A. Bates, and they further agree to assume and pay to the Landlord the rent to become due by the said parties, respectively, on and from the 20th, day of October, 1917, on which day said leases will be turned over to said Tenants, and to continue until the rent above stated begins. It is further understood and agreed that the Landlord will provide sufficient artificial heat for said premises. She will not install any piping or radiators in addition to those now in the building, but will supply such heat to piping & radiators installed by and at the expense of the Tenants. That such heat herein provided shall be kept on, when needed, not later than 11:00 o'clock at night, and turned on not later than 7:00 o'clock in the morning. That at the termination of this lease all bath tubs piping, radiators and such like fixtures not now in the building, or to be installed as aforesaid, shall be and belong to the said Landlord, whether provided by her or not. That any repairs or improvements to said building made by the Tenants shall be by the consent of and under the direction of Dr. G.T. Swandale and Mr. Wm.Goldsmith, shall be at the expense of the Tenants, and at the expiration or termination of this lease shall belong to the said Landlord, whether provided by her or not.

That this lease shall not be assigned except to a corporation organized by the Tenants, nor the premises sub-let without the written consent of the Landlord: that said premises may be used as lodging quarters, and to that end the rooms let as is the custom of hotels, and the Tenants bind themselves to use their best efforts to keep out immoral or disreputable persons or characters. That the ingress and egress now provided to and from said premises pass to the Tenants under this lease.

Upon the Tenants complying with all the terms herein, they shall have peaceable and quiet possession of said premises for the term aforesaid, but if the rent is not paid at any time within thirty days from the date it is due, or if the Tenants shall fail, go into bankruptcy or out of business, or if the premises shall become injured or destroyed to such extent as to render them -

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At the termination of this lease, or if hereunder sooner terminated, the Tenants will quit and surrender said premises in as good state and condition as they now are, except as above provided. If for amy reason above provided the Landlord terminates this lease, the Tenants will surrender the premises without suit or process.

Signed,, sealed and delivered in the presence of:	Mary S. Tuttle,	(Seal
	D.E. Massey,	(Seal
Wm. Goldsmith,	Edwd. L. Ayers,	(Seal)
Wade H. Batson.	A.D.L. Barksdale	(Seal)

State of South Carolina,

County of Greenville.

Personally comes before me Wade H. Bateson who on oath says that he saw Mary S. Tuttle, as Landlord, and D.E. Massey, E.L. Ayers and A.D.L. Barksdale, as Tenants sign, seal and as their act and deed, deliver the foregoing Lease and Agreement, and that he with Wm.Goldsmith witnessed the execution thereof.

Sworn to and subscribed before me this 20th, day of October 1917.

Wm.Goldsmith (Seal)

Wade H. Batson.

Notary Public, S.C.

Recorded October 20th, 1917.

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