

(Lease)

State of South Carolina,
County of Greenville.

This Agreement entered into this 30th day of December 1916, between Cliff Sexton and Clarence Sexton hereinafter called parties of the first part, and W.E. Waldrop, hereinafter called party of the second part.

I. Parties of the first part for the consideration of Forty Dollars (\$40.00) per month payable monthly on the 1st, day of each month at the Bank of Greers, in the said State and County, in the Town of Greer, agrees to rent to party of the second part a brick store building on the West side of Trade Street, adjoining what is known as the Griffin and Marchant property in the said State and County, Town of Greer, for a period of two years, beginning Jan. 1st, 1917 and ending December 31st, 1918.

II. Party of the second part agrees with parties of the first part to pay the said rental in the manner and at the rate herein set forth, and agrees further not to sub-rent the said building without the consent of the parties of the first part, and agrees further to quit said premises at the expiration named herein, leaving it in as good condition as on the day this agreement was entered into, reasonable wear and tear excepted.

III. It is further agreed by and between the parties to this contract that the party of the second part shall pay all water and light rents coming due during the life of this contract.

IV. It is further agreed by and between the parties to this contract that the said party of the second part shall have the right and privilege and option of renewing this lease at the expiration thereof, namely: on the 31st, day of December 1918 for a period of three years at the rates and on the terms and under the conditions named herein.

Witness our hands and seals this the day and date above written.

T.T. Richards,
A.H. Miller,

Cliff Sexton & Clarence Sexton,
By. Clarence Sexton,
Party of the first part.
W.E. Waldrop,
Party of the second part.

State of South Carolina,
County of Greenville.

Personally appeared before me T.T. Richards who being duly sworn, says that she saw the within named Cliff Sexton and Clarence Sexton and W.E. Waldrop sign, seal and deliver the within written lease, and that she with A.H. Miller witnessed the execution thereof.

Sworn to before me this 30, day of Dec. 1916.

A.H. Miller,
Notary Public for S.C.

T.T. Richards

Recorded December 31st, 1917.

(Lease- Option)

State of South Carolina,
Greenville County.

In consideration of the sum of one dollar to me in hand paid, the receipt whereof is hereby acknowledged, I hereby agree to lease to A.L. Mills, as President of the Greenville Chamber of Commerce, his successors in office and assigns, 28 acres of land owned by me in Chick Springs Township, Greenville County, South Carolina, near Paris Station on the Southern Railway, adjoining lands of QA. Green, Traxler Real Estate Co., at-al. for use of the United States as a camp for training troops, or other military purposes, for the term of one year from January 1, 1918, at the annual rental of five dollars per acre, with the yearly option and privilege of four successive annual renewals. The Government may remove all houses, pipes, pole lines and all fixtures of every kind whatsoever which it places on the premises.

This option shall be good until December 31, 1917. If exercised in that period I will give possession of the land in ten days and rental shall be paid me on a pro rata basis for the fraction of the present calendar year.

And damage to crops now or hereafter planted on said land shall be paid for at a price to be agreed upon, and if such cannot be arrived at, then the damage shall be determined by arbitrators, one to be chosen by me, one by the holder of this option, and the two so appointed to select the third, the decision of any two of the three arbitrators to be final.

Any damages to buildings shall be settled for in the same manner.

The Government may remove the timber upon the land, or so much thereof as it desires, at its own cost, the market value thereof to be paid me in addition to the said rental, to be determined by arbitration as above provided if necessary.

In witness whereof I have hereunto set my hand and seal this 19th, day of May 1917.

Executed in presence of:

J.L. Hall,
Jas. R. Cole.

Elranza G. Cole (Seal)

State of South Carolina,
County of Greenville.

Personally appeared Jas. R. Cole who on oath says that he saw Elranza G. Cole sign, seal and as her act and deed deliver the within written instrument, and that he with J.L. Hall witnessed the execution thereof.

Sworn to before me this 29th,
day of December 1917.

Jas.R. Cole.

Geo. W. Sirrine (Seal)
Notary Public, S.C.

Recorded December 31st, 1917.