

State of South Carolina,
County of Greenville.

G.W. Taylor, the lessor, in consideration of the rental hereinafter mentioned, have Granted, bargained, and released, and by these presents does bargain and lease unto George Beanas, Lessee, Store room in front of Southern Railway Passenger Station, in the City of Greenville, for the term of two years, commencing on the first day of August 1919, and ending on the 31st, day of July 1921. And the said lessee in consideration of the use of said premises for the said term, promise to pay to the said lessor, the sum of \$300.00 per annum, payable in monthly installments of \$25.00 at the end of each and every consecutive month during the continuance of this lease.

To have and to hold said premises unto the said lessee and his heirs for the said term.

It is agreed that this lease shall not be assigned to any person or corporation without the written consent of the lessor, neither shall it be sub-let without his consent.

It is further understood and agreed that the lessor is to keep the roof in repair and the lessee is to keep the building otherwise in good repair and painted, and may make such additions to the building at his own expense subject to approval of the lessor beforehand as to his plans and specifications.

It is further understood and agreed that the lessee is to give a lien on the furniture in the building which includes two pool tables and other fixtures and he is not to remove same until the expiration of this lease.

It is further understood and agreed that should the lessee give up the premises before the expiration of this lease, then in such event, rent for all remaining time, shall become immediately due and payable and the lessor may enforce payment in the manner provided by law.

It is further understood and agreed that the destruction of said premises by fire or by any other casualty, shall terminate this lease and in case one months rent shall at any time be in arrear and unpaid, the lessor shall have the right to annul and terminate this lease, and it shall be lawful for him to re-enter and forthwith re-possess all and singular the above granted and released premises.

In witness whereof, the parties have hereunto set their hands and seals in duplicate this the 1st, day of August, A.D. 1919.

Signed, sealed and delivered

in the presence of:

Oscar Hodges,

Nellie Petty.

State of South Carolina,

County of Greenville.

Personally appeared before me Nellie Petty and upon oath says: that she saw the within named G.W. Taylor and George Beanas sign, seal and as their act and deed deliver the foregoing written instrument for the uses and purposes therein mentioned and that she with Oscar Hodges witnessed the execution thereof.

Sworn to and subscribed before me
this the 1st, day of August A.D. 1919.

Oscar Hodges (L.S.)

Notary Public for S.C.

G.W. Taylor, (Seal)
Lessor,

George Beanas, (Seal)
Lessee.

Nellie Petty

Recorded August 12th, 1919.

State of South Carolina,
County of Greenville.

This Indenture made this 5th, day of August, 1919 by and between E.E. Stone, the lessor of the first part, and S.E. Beeks, the lessee of the second part,

Witnesseth:- That the said E.E. Stone has granted and leased and by these presents does grant and lease unto the said S.E. Beeks the store room on Pendleton Street, West Greenville, S.C. fronting on said Street about eighteen feet and being the same store room now occupied by the said S.E. Beeks with all the appurtenances thereto belonging;

To have and to hold, the said premises unto the said S.E. Beeks for the full term of two years, commencing on the 1st, day of January 1919 and ending on the 1st, day of January 1921 at the following monthly rental;

Fifteen (15) dollars per month for each and every month, in advance upto and including December 31st, 1919; eighteen (18) dollars upto and including June 30th, 1920, for each and every month; twenty (20) dollars per month upto and including December 31st, 1920 the termination of this contract. And the said S.E. Beeks, his executors and assigns for and in consideration of the above letten premises does covenant and agree to pay to the said E.E. Stone, his executors, administrators and assigns the above stipulated rent in the manner herein required.

It is further understood and agreed that the lessee shall make no repairs at the expense of the lessor and any alterations or improvements desired by the lessee at his own cost, must be done under the written sanction of the lessor and all such alteration or improvements must be surrendered to the lessor on the lessee's removal. The lessee shall make good all breakage of glass, and all other injuries done to the premises during his tenancy, excepting such as are produced by natural decay and unavoidable accident. And it is agreed that the lessee shall not convey this lease or underlet the premises, without the written consent of the lessor.

And it further agreed, that if two months rent shall at any time be in arrear and unpaid the lessor shall have the right to annul and terminate this lease and it shall be lawful for him to re-enter and forthwith re-possess all and singular the above granted and leased premises with hindrance or prejudice to his rights to destrain for all rent unpaid upon said lease.

And lastly, it is agreed that should the said lessee assign, sell, transfer, remove or in any manner dispose of the goods and chattels within the above leased premises, except in ordinary trade, then the entire amount of rent that would accrue under this lease shall be considered as due and payable, and the lessor shall be vested with the same rights as though the entire leased term has expired.

In witness whereof the parties have hereunto set their hands and seal this the day and year first above written.

In the presence of:
R.G. Stone,
W.B. Turner.

E.E. Stone, (Seal)

S.E. Beeks, Jr. (Seal)

The State of South Carolina,
County of Greenville.

personally appeared before me W.B. Turner and made oath that he saw the within named E.E. Stone, and S.E. Beeks, Jr., sign, seal and as their act and deed deliver the within written deed and witnessed the execution.

Sworn to before me 13th,
day of Aug. 1919.
W.H. Poole (Seal)
Magistrate.

W.B. Turner



Recorded August 13th, 1919.