

State of South Carolina,  
County of Greenville.

Whereas the undersigned S.O. Skelton is the owner of that certain lot of land situate on the South side of East Court Street in the City and County of Greenville, South Carolina, being the same lot conveyed to him by W.A. Chandler by deed recorded in Vol. 53, page 150 and the undersigned is the owner of that certain lot of land fronting said Street and lies adjoining the said Skelton lot on the East.

And whereas the said Skelton is erecting on <sup>his</sup> said lot a brick building, one of the side walls thereof, to-wit: the eastern wall is twelve inches thick, 100 feet long and shall be two stories high, and the said Pack is anxious for the privilege to at any time use the whole length and height of said wall in connection with and as a part of any brick building he may erect on his said adjoining lot above described, now

This agreement made this the 21st, day of July 1921 by and between S.O. Skelton of the one part and W.M. Pack of the other part, Witnesseth:

That for an in consideration of the sum of eight hundred dollars by the said Pack paid to the said Skelton at and before the sealing of these presents, the said Skelton does hereby covenant to and with the said Pack, his heirs, executors, administrators and assigns that he, and they, may in the erection of any brick building on the lot of land belonging now to the said Pack as aforesaid tie any wall of said proposed building, join it into or unto the said Eastern wall of the Skelton building situate on the lot belonging to said Skelton, as aforesaid, and use said wall in the construction of any proposed building on the said Pack lot in any manner necessary for the construction and erection of said building and the maintenance, use and occupation of same, having particular reference to the insertion of beams, joists and the like and the connecting of walls and supports of the said proposed building on the land of the said Pack and the same privilege may be exercised so long as said wall shall remain standing.

The covenants aforesaid are to run with the land and to bind the parties hereto, their heirs and assigns.

In witness whereof the parties hereto do in duplicate set their hands and seals this the day and year first above written.

Signed, sealed and delivered  
in the presence of:  
B.A. Morgan, Jr.,  
B.A. Morgan.

S.O. Skelton (Seal)  
W.M. Pack, (Seal)

Personally comes before me B.A. Morgan, Jr. and makes oath that he saw the within named S.O. Skelton and W.M. Pack sign, seal and as their act and deed deliver the foregoing Agreement, and that he with B.A. Morgan witnessed the execution of the same.

Sworn to and subscribed before  
me this 21st, day of July, 1921.  
B.A. Morgan (Seal)  
Notary Public, S.C.

B.A. Morgan, Jr.

Recorded July 25th, 1921.

State of South Carolina,  
County of Greenville.

This Agreement entered into this the 22, day of July 1921 by and between C.F. Dill, hereinafter known as the Lessor and John H. Honour, Sr., Edward D. Honour and John H. Honour, Jr., hereinafter known as the Lessees, Witnesseth:

1. The Lessor hereby leases to the Lessees that part of the Hahn Block, known as #116 North Main Street, between Washington and Coffee Streets, in the City of Greenville in the State and County aforesaid, which is now occupied by M.A. Smith and is on the East side of said Street, for a term of eight years, beginning January the first (1st.) 1924 and ending December 31st, 1932; said store-room to be used as a United Cigar Store Company for the purpose of selling cigars, tobacco, soft drinks, etc.
2. The Lessees agree to pay as rent for use of said property the sum of four hundred (\$400) dollars per month, in advance the first installment of rent to be paid on the first day of January 1924, and the remaining installments to be paid on the first day of each succeeding month thereafter said rental to be deposited by the Lessees in the Peoples National Bank of Greenville, in the State and County aforesaid, to the credit of the Lessor.
3. The Lessees are now holding and occupying said property by lease from M.A. Smith, which does not expire until the 31st, day of December 1923.
4. The Lessees shall commence on or by the first day of August 1921, remodeling said store-room, by putting in a new front metal ceiling, tile floor and otherwise improving said store, at their own expense; all work to be done by skilled workmen; plans and specifications for said work are to be designed and made by a competent architect and be submitted to the Lessor for approval before said work is started.
5. That no changes are to be made in said property without first obtaining the approval of the Lessor.
6. The Lessees are to pay for all water, heating and lighting charges connected with said building.
7. At the expiration of this lease all improvements are to belong to the Lessor, without cost to him.
8. The Lessor shall not be held liable for any damage done to the goods or other personal property placed in said building on account of leaking roof, bursting of water pipes, escaping gas or in any other way.
9. At the expiration of this lease the Lessees shall quit the premises and deliver the same to the Lessor in as good condition as they received it, reasonable wear and use thereof fire and other unavoidable casualties excepted.
10. If the Lessees shall be in default in the payment of one installment of rent, as agreed, the Lessor or his agent shall have the right to re-possess said premises and remove therefrom any person occupying the same.
11. The Lessees shall not sublet said premises or any part thereof without the written consent of the Lessor.
12. The Lessor shall have the right to make such improvements, alterations or extensions to said building at his own expense and to such extent as he may desire during the continuance of this lease; provided that from the time that the rear wall of the building is removed until -

*attest my hand and seal of the County of Greenville, South Carolina, this 25th day of July, 1921.*

(Over)