

State of South Carolina,
County of Greenville.

This agreement entered into this Third day of July 1919 between Cliff and Clarence Sexton hereinafter called parties of the first part and Thos. Keating and W.M. Thompson hereinafter called parties of the second part:

First: parties of the first part hereby lease unto parties of the second part the following described building: that two-story brick building on the west side of Trade Street in the Town of Greer said State and County adjoining the lot of land known as the Griffin lot and also adjoining land of Thos Keating and W.M. Thompson, for a period of three years with the option on the part of parties of the second part of continuing this lease on the terms mentioned herein for an additional period of two years from Jan 1st 1923 at which time this agreement is renewed at the option of the said parties of the second part, for the monthly rental of Forty Dollars per month payable monthly.

Second: parties of the first part further agree to allow not over one Hundred and Fifty Dollars, to be taken out of the rents mentioned herein, to be applied to improvements made in the above described building and to be made hereafter by parties of the second part, said improvements to be removed at the expense of parties of the second part and without damage to the building with the exception of the flooring and closet placed in said building by parties of the second part.

Third: Parties of the second part agree to pay the rental as herein provided and to comply with the other terms of this lease and agree further to give up the premises at the expiration hereof in as good a condition as when entered, reasonable wear and tear excepted.

Fourth: it is agreed by and between the parties hereto that this lease shall become effective in so far as it relates to the possession of the building by parties of the second part on Jan. 1st 1920.

witness our hand and seal
this 3rd day of July 1919

K. O. Glenn.
W. D. McCorkle.

Cliff Sexton
Clarence Sexton by Clarence Sexton
Wm. Thompson & Thos Keating
By Thos Keating

State of South Carolina,
County of Greenville.

Personally appears before me
K. O. Glenn who being duly sworn says that he saw the within named Cliff Sexton, and Clarence Sexton, by Clarence Sexton and W.M. Thompson & Thos Keating, by Thos Keating sign seal and by their act and deed execute the within contract and lease and that he with W. D. McCorkle witnessed the execution thereof
sworn to before me.

Sept. 30th, 1919
A. H. Miller
N. P. S.

K. O. Glenn.

Recorded for Oct 7th 1919