

State of South Carolina,  
County of Greenville.

This Indenture made and entered into this 11th day of December 1925, by and between J.H. Morgan, party of the first part, and R.H. Stewart and T.W. Jones, parties of the second part.

F-I-T-N-E-S-S-E-T-H:

That the party of the first part has hereby let and rented to the parties of the second part, and they have hired and taken from him, for merchandise purposes that two and one story brick store house building, situated on the West side of Main Street in the City and County of Greenville, South Carolina, bearing the number 26, South Main Street, and bounded on the North by J.T. Williams, previous owner; on the South by the Estate of J.W. Cagle, beginning the 1st, day of January, 1926, and ending on the 31st, day of December 1930, at the monthly rental of Four hundred (\$400.00) dollars per month during the first year; Four hundred and twenty-five (\$425.00) dollars per month during the second year; Four hundred and fifty (\$450.00) Dollars per month during the third year; Four hundred and seventy-five (\$475.00) Dollars per month during the fourth year, and Five hundred (\$500.00) Dollars per month during the fifth year; said rent being payable at the end of each and every month during the period of this lease.

It is further agreed that after this lease takes effect, if the parties of the second part shall alter, change, add, or make any improvements to said building or in the same, such shall be done at their expense, unless previously agreed upon in writing by the parties hereto.

It is further agreed that if the building hereby demised, or any extension that may be made thereto, shall be, without fault of either party hereto destroyed or so injured by fire, by the elements or in any other way or from any other cause as to render the same unfit for occupancy; then and in such event this lease shall cease and all parties released from further obligations hereunder.

It is further agreed that if any injury or damage accrues to the water works and fixtures in said building by the negligence of the parties of the second part, their agents, servants or employees, the said damage or injury shall be repaired at the expense of the said parties of the second part at their own proper expense and charges.

(Over)

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