

State of South Carolina
 County of Greenville
 This instrument made and entered into this 26 day
 of April, 1927 by and between J. H. Morgan, J. H. Morgan, Jr.
 and J. C. Morgan, Jr., J. H. Morgan and J. H. Morgan
 as Trustees, of the first part hereinafter referred
 to as Lessors, and F. B. Miller, trading as F. B. Miller Auto
 Company, of the second part hereinafter referred to as Lessee.

That the Lessors have hereby let and rented to the Lessee
 and he has hired and taken from them the ground floor
 of that certain brick building situate on the north side
 of College Street in the City and County of Greenville,
 South Carolina, fronting on said street approximately forty
 (40) feet with an approximate depth of one hundred (100)
 feet and more specifically known as the space or store-
 room recently occupied by Eugene B. Smith; also the
 second floor of that same building and the second floor
 of the building fronting North Main Street on the west
 and more specifically known as the building occupied
 by the J. I. Bull Company, all for the term of five years
 from the first day of March, 1927.

It is agreed by and between the parties hereto that the
 Lessors will install, but shall not be liable for its
 operation or upkeep, an elevator located on the outside
 and at the junction of the building fronting College
 and Main Streets, respectively, said elevator to be eight
 or ten feet wide and eight or twenty feet long and
 so built and constructed that an entrance into
 second floor of the main street front building, from
 said elevator, may be had.

The Lessors will also build a stairway from the
 Morganville floor, on the inside of the College Street
 front building, to the second floor thereof; the Lessors
 are to also cover the floor of the two second floors
 above described with galvanized iron, when required
 by the City Council of the City of Greenville, for
 the use and occupation of the aforesaid premises
 the Lessors agree to receive and the Lessee to pay as
 rent until the elevator and stairway are erected
 as aforesaid, and the use of the two second floors
 may be had by the Lessee as aforesaid, the sum of
 one hundred twenty-five (\$125.00) dollars a month,
 payable on the first day of each and every consecu-
 tive month, in advance, and when the two
 floors of the second stories are put in condition
 for use by the erection of the elevator and
 stairway, from that time on, the Lessors are

to receive and the Lessee to pay the sum of two hundred
 seventy-five (\$275.00) dollars a month as rent, payable on
 the first day of each and every consecutive month, in advance
 It is further agreed that no major addition or alteration
 or change in the building or premises shall be made without
 the written consent of the Lessors, and all major additions
 and improvements that may be so made shall belong to the
 Lessors. It is further agreed that if any injury or damage
 occurs to the water works or fixtures of any kind in said
 building due to the negligence of the Lessee, his agents,
 servants or employees said damage or injury shall be
 repaired at the expense of the Lessee, it is further agreed
 that the Lessee shall keep in repair the heating plant and
 fixtures, and shall at his own proper cost and charges
 pay for water, heat, light etc that may be used in said
 building. It is further agreed that the Lessors will install
 on both of the floors of the second stories of said building
 above described on or by October 1, 1927, sufficient
 radiators or fixtures for heating, with the exception
 above stated the Lessors are to provide the Lessee nothing
 but the first floor and the two second floors of the
 building above described. It is further agreed that in
 the event the aforesaid premises or such parts thereof
 or may be destroyed by fire, by the elements, or
 any other way or cause so as to render them unfit
 for occupancy, then and in that event this lease
 shall cease at the option of either party hereto.
 It is further agreed that the Lessee shall not assign
 this lease or sublet said premises without the written
 consent of the Lessors. It is further agreed that if
 any rent be due and unpaid within thirty days from
 the time the same becomes due and payable or if
 default be made by the Lessee in any of the covenants
 herein contained, such failure to pay, and such default
 or in either event, this lease shall cease and determine
 at the option of the party of the first part, it being
 expressly agreed that any extension of time of
 payment or remission of the Lessors to declare
 the said lease at an end, shall not preclude
 them from any subsequent time exercising such
 right, but that such right may be exercised at
 any subsequent time for any subsequent failure
 upon the Lessors, under any of the said conditions
 herein, declaring this lease at an end. The right
 is herein reserved to them to re-enter and take
 possession of said premises, without suit or process
 and remove all parties therefrom.
 The Lessee hereby covenants to pay the rent in