

State of South Carolina,
 County of Greenville
 Memorandum of Agreement, entered into this 1st day of
 September, A. D. 1926, by and between R. J. Rowley, hereinafter
 sometimes referred to as the Lessor, of the County and
 State aforesaid, and H. B. Foster, hereinafter sometimes re-
 ferred to as the Lessee, of the County and State aforesaid.

Witnesseth:
 1. That for and in consideration of the rental to be paid him
 as hereinafter stipulated, the Lessor does hereby rent and
 lease unto the Lessee, the cellar and ground floor in that
 certain building known and designated as No. 102 Burn-
 combe Street and No. 121 Laurens Street, City of Greenville,
 County and State aforesaid, beginning with the 1st day of
 September, A. D. 1926.

2. That for and in consideration of the renting and
 leasing unto him of the above described premises, the Lessee
 agrees and contracts to pay unto the Lessor therefor the
 following monthly rentals:

- 1st year, beginning September 1st, 1926: \$1.00.00 per month;
 - 2nd year, beginning September 1st, 1927: \$1.25.00 per month;
 - 3rd year, beginning September 1st, 1928: \$1.25.00 per month;
 - 4th year, beginning September 1st, 1929: \$1.50.00 per month;
 - 5th year, beginning September 1st, 1930: \$1.50.00 per month;
- said monthly rentals to be paid promptly by the Lessee on
 or before the 1st day of each month during the termi-
 nation of this lease.

3. It is fully understood and agreed by and between the
 parties hereto that the Lessor do to bear no expense inci-
 dent to the maintenance or operation of said premises,
 and that the Lessee shall be fully responsible for all ex-
 penses. However, the Lessee shall have the privilege of
 remodeling said premises to suit the needs of his
 business, where such alteration does not in any way
 damage said property and all such improvements
 shall be at the sole expense of said Lessee.

In Witness Whereof, the parties hereto have set their hands
 and seals this day and year first hereinabove written
 agreeing thereby to bind themselves, their heirs and assigns
 to the full and faithful performance of the terms and
 conditions hereinabove expressed.

Signed, sealed and delivered
 in the presence of:
 E. K. Fowler
 H. M. Walters
 R. J. Rowley L.S.
 Lessee
 H. B. Foster L.S.
 Lessee

(Over)