

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

This Indenture entered into, this the 12<sup>th</sup> day of

June 1919, between J. M. Keith, by William Goldsmith Agent of the first part, hereinafter designated Landlord, and Messrs. Manos + Lewis Granakalos of the second part, hereinafter designated Tenant,

WITNESSETH:

The said Landlord has hereby let and rented to the said Tenant, and he has hired and taken from the said Landlord,

the two story brick building situated on Pendleton Street # 612 Greenville, S. C.

Including Steam Heat and Janitor service—Tenant to pay all light bills.

for the term of Five years

to commence the (15<sup>th</sup>) fifteenth day of July 1920, for which he is to

pay the sum of \$70.00 (Seventy) per month for three years and Eighty Dollars (\$80.00) per month for the last two years.

It is further agreed that the tenant will pay all water and light bills to keep in repair all water and light pipes and fixtures and repair all parts of said premises that may get out of repair while occupied by him or her on the day of each month. It is further agreed and understood that the room is not to be used for other than office purposes, and that no sign shall be tacked or nailed to the outer walls of the building, but if signs are wanted they shall be painted on the windows.

It is further agreed that said premises shall not be sub-let or this lease assigned without the written consent of the Landlord.

It is further agreed that if said premises shall be destroyed or so injured as to render them untenable, all parties hereto from the time of such destruction or injury are released from the terms of this lease.

It is further agreed that if any rent shall be due and unpaid or if the tenant make default in or violate any of the covenants or agreements, terms or conditions in this lease, that thereupon, or within a reasonable time thereafter, the Landlord may terminate this lease, and without suit or process re-enter and re-take possession of said premises and remove all persons therefrom, and the Tenant hereby waives any and all notice from the Landlord of any such intention, or fact of termination, or if no such event occur, will at the end of the said period covered hereby, quit and surrender said premises in as good condition as reasonable use thereof will permit, except as above provided.

Upon the Tenant paying the said rent and at the times stated as above provided, the said Landlord hereby covenants that he may have quiet and peaceable possession of said premises.

In Witness Whereof, the parties hereto do bind themselves, their Executors, Administrators, Heirs and Assigns, and set their hands and seals, the day and year first above written.

Signed, Sealed and Delivered in Presence of

D. Jack Goodwin, Jas. M. Whitmore

J. M. Keith, William Goldsmith (SEAL), By Harry R. Williams (SEAL), Messrs. Manos, Lewis Granakalos, Lewis Granakalos

STATE OF SOUTH CAROLINA, County of Greenville

PERSONALLY APPEARED Jas. M. Whitmore

who, upon oath says that he saw Harry R. Williams Mgr. + Lewis Granakalos

sign and seal the within written instrument, and that he, with D. Jack Goodwin

witnessed the execution thereof.

Sworn to before me, this 12<sup>th</sup> day of

June A.D. 1919 B. A. Morgan Notary Public, S. C. (Seal.)

Recorded February 13, 1920

STATE OF SOUTH CAROLINA,

COUNTY OF

This Indenture entered into, this the day of

19 between of the first part, hereinafter designated Landlord, and of the second part, hereinafter designated Tenant,

WITNESSETH:

The said Landlord has hereby let and rented to the said Tenant, and he has hired and taken from the said Landlord,

Including Steam Heat and Janitor service—Tenant to pay all light bills.

for the term of

to commence the day of 19, for which he is to

pay the sum of Dollars, per

to be paid Dollars, per month in advance

on the day of each month. It is further agreed and understood that the room is not to be used for other than office purposes, and that no sign shall be tacked or nailed to the outer walls of the building, but if signs are wanted they shall be painted on the windows.

It is further agreed that said premises shall not be sub-let or this lease assigned without the written consent of the Landlord.

It is further agreed that if said premises shall be destroyed or so injured as to render them untenable, all parties hereto from the time of such destruction or injury are released from the terms of this lease.

It is further agreed that if any rent shall be due and unpaid or if the tenant make default in or violate any of the covenants or agreements, terms or conditions in this lease, that thereupon, or within a reasonable time thereafter, the Landlord may terminate this lease, and without suit or process re-enter and re-take possession of said premises and remove all persons therefrom, and the Tenant hereby waives any and all notice from the Landlord of any such intention, or fact of termination, or if no such event occur, will at the end of the said period covered hereby, quit and surrender said premises in as good condition as reasonable use thereof will permit, except as above provided.

Upon the Tenant paying the said rent and at the times stated as above provided, the said Landlord hereby covenants that he may have quiet and peaceable possession of said premises.

In Witness Whereof, the parties hereto do bind themselves, their Executors, Administrators, Heirs and Assigns, and set their hands and seals, the day and year first above written.

Signed, Sealed and Delivered in Presence of

(SEAL.) (SEAL.) (SEAL.)

STATE OF SOUTH CAROLINA, County of

PERSONALLY APPEARED

who, upon oath says that he saw

sign and seal the within written instrument, and that he, with

witnessed the execution thereof.

Sworn to before me, this day of

A.D. 19 Notary Public, S. C. (Seal.)

Recorded 19