

State of South Carolina,

County of Greenville.

This Agreement made this 6th, day of June, 1923, between Pete Manos, A.K. Manos and George P. Manos, of Greenville, S.C., County of Greenville, Party of the First Part, and M.A. Smith, of Greenville S.C., County of Greenville, Party of the Second Part, Witnesseth:

That the said party of the first part (hereinafter designated as Lessor) has leased and does lease to the Party of the second part (hereinafter designated as Lessee) for the term of three (3) years commencing January 1st, 1924, and ending December 31st, 1926, the southern half of the store room known as 222 North Main St. in the City of Greenville, being approximately, 10 ft. wide and 70 ft. deep, more or less, at and for the term rental of Four thousand and fifty (\$4,050.00) Dollars, Payable as follows:

One hundred and twelve and 50/100 (\$112.00) Dollars per month payable by the tenth of each month in advance. And the Lessee covenants and agrees as follows:

First. To pay the rent as due without any obligation on the part of the Lessor to make demand for same.

Second. To keep the premises in good order and condition and surrender the same at the expiration of the term of this lease in like good order and condition as when taking possession thereof, ordinary wear and tear and casualties by fire, the elements, act of God alone excepted.

Third. The Lessee agrees to make all necessary repairs including the roof, floor, walls and Plate glass.

Fourth. It is understood and agreed that the lessee shall not sub-let any part of this building without the written consent of the Party of the first part. It is further understood that this store room is to be used for shoe repairing and shines only.

Fifth. It is further understood and agreed that the lessor shall not be liable for any damage which may accrue on account of any defect in said building, or in said premises or from rain, wind or other cause. And the Lessor reserves the right during this term to visit and inspect by themselves or agents, said premises at any reasonable time; to show the same to intended tenants or purchasers; also to display "For Sale" and "For Rent" signs on said buildings or Premises.

Sixth. It is further understood and agreed that the Lessor reserves the right to make any repairs on or about said premises that may be deemed necessary by them during this term.

If the lessee vacated these premises before the end of the said term, without the written consent of the Lessor, the Lessor has the right to re-enter and let the said premises as the agent of the lessee herein named, and such re-entry and re-letting shall not discharge the Lessee from liability for rent nor from any other covenant herein contained and to be kept by this Lessee.

Witness our hands and seals this the 6th, day of June, 1923, A.D.

Witness as to Pete Manos:

John Bobotes

Frank C. Owens.

his
Pete X Manos (Seal)
mark

Witness as to A.K. Manos:

John Bobotes

Frank C. Owens.

A.K. Manos (Seal)

(Over)