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State of South Carolina, } In Duplicate.
 County of Greenville }
 A. K. Manor, of Greenville County, State of South Carolina
 lessor in consideration of the rental hereinafter men-
 tioned, have granted, bargained and released and
 by these presents do grant, bargain and lease
 unto James Eliapulos, lessee, that certain storeroom
 numbered 118 East Washington Street in City and County
 of Greenville, State of South Carolina, for the term of One
 Year, beginning January 1st, 1926 and ending December
 31st, 1926, same to be used only for fruit stands, cigar
 candies and all soft drinks, but not to be used
 for lunch room, cafe or restaurant of any kind, and
 the said lessee, in consideration of the use of said
 premises, for the said
 term, promised to pay the said lessor the sum of
 One hundred (\$100.00) Dollars per month payable in
 advance on the first day of each month hereafter
 during the continuance of this lease contract, that
 is beginning with January 1st, 1926, ending as above
 specified.

The lessee hereby agrees to take the building just as it
 stands unless otherwise agreed upon in writing, and
 the lessee only require of the lessor the use of the pre-
 mises for the business mentioned, but no other. The
 lessor to repair the roof should it leak, it is also
 fully agreed that the roof is considered sound and
 the lessor not to pay any damages from leaks should
 any occur. Use of the premises for any business
 other than herein called for shall cancel this lease

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if the lessor so desired and give notice of same in writing.
 If the business is discontinued or the premises vacated
 before the expiration of the lease then the whole of the
 unexpired time becomes immediately due and payable.
 Outside signs to be erected that may connect with the
 parapet or any other outside part of the building must
 be consented to by the lessor before being erected.
 If rent is not paid promptly in advance on the
 first day of each month hereafter during the con-
 tinuance of this lease contract, that is beginning
 with January 1st, 1926, as provided for herein, then
 this lease is to be utterly null and void, and lessor
 shall have the right without suit or process to enter
 said building and premises and take possession
 thereof.

To Have and to Hold the said premises unto the said
 lessee James Eliapulos, his executors or admin-
 istrators for the said term, subject, however, to fol-
 lowing stipulations, but the destruction of the pre-
 mises by fire or making it unfit for occupancy
 or other casualty, or if months arrears of rent, shall
 terminate this lease, if the lessor so desires. The
 lessee agree to make good all breakage of glass
 and all other injuries done to the premises dur-
 ing the term, except such as are produced by nat-
 ural decay and agree to make no repairs, improve-
 ments or alterations in the premises without the
 written consent of the lessor nor sub-rent without
 the lessor's written consent.

The lessee hereby acknowledges having a duplicate
 of this lease.
 Witness our hands and seals the 10th day of July
 1925.
 Witness
 George Bobotes. A. K. Manor (seal)
 J. Heyward Curston. James Eliapulos (seal)

State of South Carolina,
 County of Greenville
 Personally comes Geo. Bobotes and makes oath that he
 saw the within named A. K. Manor and James Eliapulos
 sign and seal the within written instrument, and
 that he with J. Heyward Curston witnessed the execu-
 tion thereof.
 Sworn to before me this
 11 day of July 1925. Geo. Bobotes.
 J. H. Davis (L.S.)
 Notary Public, S.C.

Recorded July 11th. at 12:10 P.M. 1925.

END OF Doc