

South of South Carolina Lease
County of Greenville

This Agreement made and entered into this 25th day of January, 1927, by and between WALTER and RICKMAN, as Agents for A. L. Walker, of Greenville, S. C. Lessor, and George H. Bunas, Lessee, witnesseth:

In consideration of the Payments made and to be made by the Lessee as hereinafter provided, and of the covenants by the Lessee hereinafter set forth, the Lessor does hereby lease and demise unto the Lessee ground floor store room # 217 South Main St., Greenville, S. C.

To have and to hold unto the Lessee for and during the term beginning on the 1st day of April, 1927, and ending the 31st day of April, 1932 for the use and purpose and to operate therein and thereon a restaurant.

The Lessor does hereby covenant and agree upon written notice from the Lessee to make the necessary repairs during the continuance to this lease on the roof, or to the plate glass front of said premises, provided injuries to same are not caused by the negligence of the Lessee or those in his employ.

In consideration of the premises the Lessee does hereby covenant and agree that he will pay unto the Lessor a monthly rental of seventy-five dollars for first year, one hundred dollars for second and third years, one hundred twenty-five dollars for 4th + 5th years, per month, payable monthly in advance on the first day of each calendar month for and during the term of this lease.

The Lessor agrees that his rights under this lease shall be subordinate to any and all rights of any mortgage of premises; further the Lessor shall have the right to display "for rent" or "to let" signs at any place upon leased premises at any time.

The Lessee does hereby covenant and agree that he will not assign this lease nor sub-let said premises or any part thereof, nor make any alterations therein without the written consent of the Lessor; that Lessee will use said premises for the purpose of conducting therein and thereon a restaurant, and for no other purpose, and will not use or permit said premises to be used for any unlawful purpose, nor permit thereon anything which may be or become a nuisance.

That the Lessee will not do or permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire, nor which may render any

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