

State of South Carolina,
County of Greenville,
This agreement between Elias Howard and Alex Anastas,
Witnesseth:

1. That said Howard does hereby agree to lease and rent unto the said Anastas for the period of (5) five years commencing when the building contemplated to be built on the corner of West Washington and Echols Streets in the City of Greenville, State and County aforesaid, shall have been finished, the same to be begun not later than August 1, 1928, and pushed to completion by September 1, if possible, or as soon thereafter as practicable, and the rent payable at the rate of sixty (\$60) dollars a month for said five years shall begin when the occupation begins, and shall end five (5) years after the date of such occupation.
2. The building hereby leased is to be the corner store room at said Echols Street, but fronting on West Washington Street, and also the second story above the corner store room, which shall be sub-divided and arranged suitably for a residence for the family of said Anastas.
3. It is understood and agreed that the said Anastas shall use and occupy said corner store room for business as a lunch stand, lunch counter, fruit store, ice cream and cold drinks, and other articles ordinarily and reasonably sold in connection with such business, and lease shall not change his business substantially, and the said Howard agrees that no lease shall be made to any other tenant in said building, which is to have two other store rooms, for the purpose of enabling some other tenant to engage in the same general business as the said Anastas, who is to be protected as against such other tenants from unfair and unreasonable competition in the business above mentioned.
4. That leasee shall not assign nor sub-let said premises, without the written consent of lessor, and if leasee becomes bankrupt or is forced to discontinue business by any proceedings, with voluntary or involuntary, then this lease shall terminate and the lessor may enter and take possession; and the leasee shall take good care of the premises, and of all water pipes, plumbing and lighting fixtures, and of all glass and other parts of the building, and shall be responsible for the care or replacement of same, when

broken, destroyed or damaged by the negligence of himself, his family or customers.
The store room hereby leased to the said Anastas shall be eight (8) feet wide in the rear, fronting on West Washington Street, and the rent of Sixty (\$60) dollars shall be payable monthly in advance.
Witness my hand and seal at Greenville, South Carolina, this 17th day of July, A.D. 1928.

Elias Howard, (Seal)
Alex Anastas (Seal)

Signed, sealed and delivered in presence of:
John Bolt Culbertson
Dixon D. Davis

State of South Carolina,
County of Greenville.

Personally appeared before me John Bolt Culbertson and made oath that he saw the within named Elias Howard, and Alex Anastas agree, seal and as their act and deed, deliver the within written instrument for the uses and purposes therein mentioned, and that by wit of Dixon D. Davis witnessed the due execution thereof.

Given to before me this 17th day of July, 1928.
John Bolt Culbertson
Dakota B. Storer (Seal)
Notary Public for S. Carolina.

Recorded July 18th at 2:30 P.M. 1928.

