

LEASE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

Estate of Hamlin Beattie, H. C. Beattie, Agent lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto
Louis Phillips and Guss Carvass lessee,

for the following use, viz.: Cafe
storeroom located at #10 West Washington St. the

for the term of Five (5) years, rent beginning Jan 1, 1934 and
ending December 31, 1938.

and the said lessee
in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of Seventy Five
(75.00) Dollars.

per month payable \$150.00 upon signing of lease
which will pay for the months of January and February, month.

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 premises 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 if the lessor so desires 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.

The terms of this lease are as follows:

\$75.00 per month for the year 1934
\$100.00 per month for the years 1935 and 1936
\$150.00 per month for the years 1937 and 1938

To Have and to Hold the said premises unto the said lessee them
executors and administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party two months written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one months arrear 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 during the term, except such as are produced by natural decay and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.
Witness our hands and seals the Twenty First day of November 1933
Witness: J. C. Pressley Estate of Hamlin Beattie (SEAL)
H. J. Henderson By H. C. Beattie, Agent (SEAL)
Guss Carvass (SEAL)
Louis Phillips

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }
PERSONALLY, comes J. C. Pressley
and makes oath that he saw the within named Est. of Hamlin Beattie by H. C. Beattie, agent
and Guss Carvass and Louis Phillips
sign and seal the within written instrument, and that he with H. J. Henderson

_____ witnessed the execution thereof.
Sworn to before me this 21st
day of November 1933
J. B. Martin (L. S.)
Notary Public, S. C. J. C. Pressley

S. C. Stamps \$ 2 and 76 cents
Recorded November 30th 1935 at 9:25 o'clock A. M.