

LEASE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

I, C. S. Wyche, _____ lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto _____ lessee,

James M. Fares
for the following use, viz.: Jim's Billiard Hall, _____ the

premises at 116 1/2 North Main Street, Greenville, S. C.
2nd & 3rd floor
for the term of four years, beginning January 1, 1936 and
ending December 31, 1939, _____ 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 Thirty-five (\$35.00)
_____ Dollars

per month payable in advance, for the first six
months of 1936 and \$40.00 per month for the last
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.

six months of 1936; \$40.00 per month for 1937;
\$45.00 per month for 1938; and \$50.00 per month for
1939; payable monthly in advance, as afore
said

To Have and to Hold the said premises unto the said lessee, James M. Fares, his
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 one 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 3rd day of January 1936
Witness: Ethel Huskey _____ (SEAL)
A. F. Burgess _____ (SEAL)
C. S. Wyche _____ (SEAL)
James M. Fares _____ (SEAL)

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }
PERSONALLY, comes Ethel Huskey
and makes oath that she saw the within named James M. Fares, Lessee, and C. S. Wyche,
lessor,
sign and seal the within written instrument, and that she with A. F. Burgess
_____ witnessed the execution thereof.

Sworn to before me this 3rd day of January 1936
A. F. Burgess _____ (L. S.)
Notary Public, S. C. Ethel Huskey _____

S. C. Stamps \$ 0 and 84 cents

Recorded July 12, 1936 at 1:35 o'clock P. M.