

LEASE

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

W. C. Cleveland lessor,

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

James Stathos lessee,

for the following use, viz: Cafe, etc., the building situate at the Northeast corner of E. McBee and Brown Streets in the City of Greenville, S. C. fronting approximately 50 feet on E. McBee and 125 feet on Brown Street.

for the term of six (6) years, beginning January 1, 1938, and ending December 31, 1943

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 Ninety-Nine hundred & no/100 Dollar, for the period of six years

per payable \$125.00 per month for the first thirty-six months, and \$150.00 per month for the last thirty-six months, in advance.

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee will require of the lessor the use of the premises for the business mentioned but no other. The lessee 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 present or any other outside part of the building must be consented to by the lessor before being erected.

It is understood and agreed further between the parties hereto that the lessee shall operate a whiskey store, cafe and pool room on the within leased premises, and it is expressly understood and agreed that if the legislature should so change the present law as to prohibit the operation of the whiskey store by the lessee, that it is in no wise to affect the terms of this lease or the lessee's obligations thereunder.

James Stathos

To Have and to hold the said premises unto the said lessee, James Stathos 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 month's written notice previous to the time of the desired termination, but the expiration of the premises by the or making it null for occupancy of other tenants, one month's notice of want, 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 lessor's written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 15th day of January 1937.

Witness: Henry Fairchild W. C. Cleveland, (SEAL) Lessor  
F. C. Gower J. Stathos, (SEAL) Lessee

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

Henry Fairchild

PERSONALLY, comes W. C. Cleveland and James Stathos and makes oath that he saw the within named

sign and seal the within written instrument, and that he with F. C. Gower witnessed the execution thereof.

Sweat to before me this 15th day of January 1937 }  
C. U. Gaffney (L. S.) }  
Notary Public, S. C.

Henry Fairchild

S. C. Stamps \$ 36 cents

Recorded April 18th 1938 at 1:37 o'clock P. M. BY: E. G.