

LEASE

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

The Peoples National Bank of Greenville, as agent and atty. in fact for the Rush Realty Co. in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

John Casas and George Bracy lessee,  
for the following use, viz: Operating a Restaurant

the store building situated No. 19 N. Laurens St., Greenville, S.C. for the term of three years, commencing on September 1, 1943 and terminating August 31, 1946.

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 and no/100 Dollars

per month payable in advance on the first day of each month commencing September 1, 1943

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 premises of same is wanted.

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 parage or any other outside part of the building may be consented to by the lessor before being erected.

It is understood and agreed that the lessee is to keep the building in a good state of repair and to pay for all alterations and improvements. Any alterations to be first approved by the lessor. It is further agreed that the lessee shall have the option for an additional two years at a rental of \$100.00 per month payable in advance, commencing September 1, 1946. Provided, such option is exercised by notice in writing to the lessor not less than ninety days prior to September 1, 1946.

The lessor reserves the right to cancel this lease upon giving the lessee thirty days notice if the place of business is ever classed a public nuisance.

To have and to hold the said premises unto the said lessee, 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 destruction of the premises by fire or making it unfit for occupancy or other casualty, or one month's access 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 July 1943

Witness:

Mabel King  
N. O. Mc Dowell

The Peoples National Bank of Greenville, as agent and atty. in fact for the Rush Realty Co. by J. C. Hopkins, Asst. Trust Off. John Casas and George Bracy (SEAL)

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE

PERSONALLY, comes Mabel King John Casas and George Bracy and makes oath that he saw the within named Rush Realty Co. by J. C. Hopkins sign and seal the within written instrument, and that she with

N. O. Mc Dowell with assed the execution thereof. Rush Realty Co. by J. C. Hopkins, Asst Trust Officer Mabel King Notary Public, S. C.

S. C. Stamps \$ 1 and 08 cents

Recorded Aug 23 1943 at 10:17 o'clock A.M.