

LEASE

THE STATE OF SOUTH CAROLINA }  
County of Greenville.

The Central Realty Corporation Lessor,  
in consideration of the verbal agreement mentioned, have leased, bargained and released and by these presents do grant, bargain, and lease unto

J. K. Apostolou Lessee,  
for the following use, viz: Detail Restaurant building at No. 217, S. 4th  
Main Street, Greenville, South Carolina the

for the term of three years beginning January 1, 1946 and ending  
on December 31, 1949 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 Eight Thousand  
One Hundred (85,000.00) Dollars

payable monthly installments of \$225.00

beginning January 1, 1946  
The lessor 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 contact with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

The lessor hereby agrees to make repairs to the  
roof and glass if and when necessary

To Have and to Hold the said premises unto the said lessee J. K. Apostolou, 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 30 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 3 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 13 day of December 1945  
Witness: H. L. Hingston Central Realty Corporation (SEAL)  
H. J. Martin By: Hon. R. Cummings (SEAL)  
J. K. Apostolou (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
PERSONALLY, comes H. J. Martin  
and makes oath that he saw the within named J. K. Apostolou and Central Realty Corp.  
sign and seal the within written instrument, and that he with  
H. L. Hingston witnessed the execution thereof.

Sworn to before me this 13th day of December 1945  
H. L. Hingston (L. S.)  
Notary Public, S. C. H. J. Martin

S. C. Stamps \$ 3 and 24 cents

Recorded December 18 1945 at 12:12 o'clock P. M.