JAN 5: 11 52 AM 1948

State of South Carolina, County of GREENVILLE

OLLIE FARNSWORTH R. M.C.

I, J. K. Manos
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents
grant, bargain, and lease unto Henry J. Orr
les
for the following use viz. restaurant
premises at 602 South Main Street, Greenville, S. C.
for the term of five years commencing 1 January 1948 and expiring 31
December 1952 at a monthly rental of One Hundred Dollars (&100.00)
payable in advance with option to renew as stated below and the said less
and the said less
in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of
One Hundred (100.00)
per month . payable in advance on the first of each month
<u></u>
The lessee hereby agree to take the building just as it stands unless otherwise agreed upon in writing, and the less only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair to leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the less of 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 lessor before being erected.
The option is hereby given the lessee to extend or renew for an
additional term of five years commencing 1 January 1953. The lessee
must give the lessor written notice of intention to exercise said
option on or before 1 October 1952 and failure to do so shall
automatically terminate this leave
the lessee evergings soid artisticate on 31 December 1952. In case
the lessee exercises said option the rent for the additional five
year term shall be a reasonable one agreed to by the lessor and lesse
prior to 1 November 1952.
To Have and to Hold the said premises unto the said lessec his heirs, executors or administrators for the said term. HXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
tioned twe to the other party XXXXXX months written notice previous to the XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Translation, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or 2 months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of comparisons and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree without the lessors 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 lst day of January - 1948
Witness: (SEAL)
MIN MICE
Office & SOLUTION (SEAL)
(SEAL)
SOUTH CAROLINA SOUTH CAROLINA (SEAL)
(SEAL)