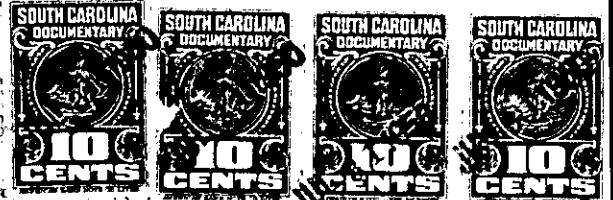


FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) JUL 31 10 52 AM 1950

L E A S E



I, Anna G. Johnson, ^{OLLIE FARNSWORTH S.C.,} Lessor, in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents to grant, bargain, and lease unto PETER N. HARAKAS OF GREENVILLE, S. C., Lessee, for the following use, viz: LIQUOR STORES OR OTHER MERCANTILE BUSINESS, the two-story, brick building at #36 Pendleton Street, Greenville, S.C., for the term of four years and nine months, beginning July 1, 1950 and ending March 31, 1955, 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 TWO HUNDRED TWENTY FIVE (\$225.00) AND NO/100 DOLLARS per month, payable monthly in advance, beginning July 1, 1950 and on the first of each month thereafter, until April 1, 1952, then beginning April 1, 1952 and continuing until July 31, 1955 at the rate of TWO HUNDRED FIFTY (\$250.00) AND NO/100 DOLLARS per month, payable monthly in advance.

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only requires of the lessor the use of the premises for the business mentioned but no other.

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 ^{Property} ~~premises~~ or any other outside part of the building must be consented to by the lessor before being erected. Any repairs, alterations, or improvements are to be made at lessee's expense.

Lessor agrees to maintain roof and walls only.

Lessee reserves the right to sub-lease any portion of the premises but lessee is to be responsible for rent and condition on premises at all times.

Lessee is to carry plate-glass insurance or be responsible for same in case of breakage.