

Lease starting Sept. I, 1949 and ending July I, 1952. (Liquor Licence)

4M-6-48 No. 350-LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

State of South Carolina,
County of Greenville, S.C.

CLIFF FARMINGTON
R. M. C.

The Estate of Mr. and Mrs. Thomas Koury lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto Bertha Theresa Koury and John Thomas Koury
(for a Liquor Store to be built by them on the property) lessee
for the following use, viz.: for the retail selling of Liquor on the property
at 616 Buncombe St. in the 12'X 20' stucco building of cement blocks,
(In case of sale after building the cost of sale will increase so to
reimburse the lessors, so as to not lose in the venture.)
for the term of three years (so as to pay for the cost of the building, after
that period the building will turned over to the KOURY ESTATE along
with Lease. But the lessors will have first option of renewal.
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

The building will be given for the three years and that time Dollars
will help give Bertha T. Koury and John T. Koury a chance to pay up debts
incurred to go in to this business. the ones loaning both money will
received a note for the sums recieved to be paid out of their part
of the estate in case of failure to pay as promised.

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 premises for any business other than herein stated shall cancel this lease if the lessee
so desires and give notice of same in writing.

If this business is discontinued or the building vacated before the expiration of the lease then the lessee shall
immediately pay the amount of the lease.

Outside signs to be erected on the building shall be the property of the lessee and shall be erected at the expense of the lessee
and shall be removed before the expiration of the lease.

The building will be built by the lessees as the designed it and
they have use of the whole front as a parking lot for the exclusive
use of there customers during their business hours and be well kept
at all times so as always enhance the value of the said property and
never lower the value.

To Have and to Hold the said premises unto the said lessee
executors or 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 men-

tioned shall give to the other party written notice previous to the time of the desired
termination but the expiration of the premises by fire or making it unfit for occupancy by other casualty or
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. and the first chance to re-
new lease for two more years at \$50.00 a month.
Witness our hands and seals the _____ day of September, 1949.

Witness: Margaret A. Ross
S. Priestess

Mary J. Koury (SEAL)
John T. Koury (SEAL)
Victoria Koury (SEAL)
Sidney A. Koury (SEAL)
Bertha J. Koury (SEAL)