

of the same during the term of this lease.
Witness our hands and seal, this 22nd day of
June 1920.

Witnesses:

H. K. Willis
Mrs. J. Mable Willis
George K. Willis Jr.

James P. Willis
Party of the First Part.
R. E. Willis
Party of the Second Part.

State of South Carolina
County of Greenville

Personally comes before me, Mrs. J. Mable Willis, who
being duly sworn deposes and says that Jas. P.
Willis and R. E. Willis executed the enclosed
lease contract and that she together with George
K. Willis Jr., witnessed the same.

This 29th day of June 1920.
H. K. Willis Mrs. J. Mable Willis
Notary Public S.C.

Recorded June 29th 1920.

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State of South Carolina } Lease
County of Greenville }

This indenture made and concluded at Greenville, South
Carolina, by and between W. A. Wallace hereinafter referred
to as the Lessor, and George Benas hereinafter referred
to as the Lessee.

Witnesseth

That the lessor has granted and leased, and by these
presents does grant and lease unto the said lessee
the store room no 614 on Bulliton Street in the city
of Greenville, South Carolina, including the first and
second floors, and the basement of said building with
all the appertanances to the said store room belonging,
the same to be only used by the lessee for a pool
room and restaurant.

To have and to hold said premises unto the said
lessee for the term of four years commencing on the
first day of August 1920 and ending on the 31st day
of July 1924, and the lessee is to pay as rent
therefor the sum of Eighteen Hundred (\$1800) Dollars

for the first year, payable in monthly installments of \$150.
in advance, and for the second year the lessee is to pay
the sum of Twenty-one Hundred (\$2100) Dollars, payable in
monthly installments of \$175. in advance, and for the last two
years the sum of Twenty-four Hundred (\$2400) Dollars per year,
payable in monthly installments of \$200. in advance.

It is further understood and agreed that the lessor
shall have the refusal of said premises for an additional two
years provided the parties can then agree upon the rent.

The lessor agrees to remove the oven that is now installed
in the one-story room in the rear of the two-story building,
and he is to put a cement floor therein, and he is to repair
the walls and cut a door and window in the rear end
of this room, this work is to be completed by the lessor
on or before the 20th day of July.

The lessee shall have the privilege of changing the
front of the store room by making it a straight front, and
in case he makes such change in the front the four
plate glass that are in there now are to be turned over
to the lessor in good condition to be his property. That
the glass necessary to be used in making the kind of front
that the lessee desires is to be furnished at his own expense
and the same is to remain his property, and when he
vacates the store room he is to have the privilege of
removing the glass that he has placed therein. In
case the lessee should sell his business to anyone else
the lessor hereby consents for him to sell the glass with
the business provided the lessor agrees to the transfer of
this lease.

The lessee shall have the privilege of removing the
toilet from where it is now to some other portion of
the building which is to be done at his own expense.
The lessee shall also have the privilege of partitioning
the second floor and make as many rooms therein
as he may so desire. He shall also have the
privilege of putting a partition wall between the
pool room and the cafe on the first floor, and
also a partition wall at the stair-case on the
first floor so as to make a private entrance
to the second floor.

The said lessee does covenant and agree to