

State of South Carolina, }  
County of Greenville. } Lease.

This Indenture made and entered into this the 6th, day of May, 1922 by and between Mrs. Fannie P. Beattie, by her duly authorized agents, Ashley A. Butler and Hugh C. Haynsworth, hereinafter called the Lessor, and Frank Kastanis, hereinafter called the Lessee, Witnesseth:-  
That the Lessor, in consideration of the rental hereinafter mentioned, has granted, bargained and leased, and by these presents does grant, bargain and lease unto the Lessee the first floor of the building owned by the lessor on the east side of South Main Street, in the City of Greenville, County and State aforesaid, said building being situated on the block between Court and Broad Streets, and being bounded on the north by the building now occupied by the Standard Furniture Company, and on the South by the building now occupied by J.E. Serrine Company, for a term of two (2) years, commencing this day. And in consideration of the use of said premises for the said term the said lessee covenants and agrees to pay to the said lessor the sum of One hundred fifty Dollars (\$150.00) per month, payable monthly in advance.

To have and to hold the said premises unto the said Lessee, his executors, administrators and assigns for the said term of two (2) years, and upon the expiration of said term this lease shall absolutely cease and determine.

The Lessee agrees to restore the premises to the Lessor at the expiration of this lease in the same condition and repair as they now are, damages by the elements and reasonable wear and tear excepted. The Lessee shall have the right to make any repairs, improvements or alterations in the premises which ~~HE~~ may deemed necessary for the conduct of his business, provided that in so doing nothing shall be done which will prove detrimental to said building or which will ~~materially~~ impair the value of said building. The Lessee shall not assign this lease or sub-let any part of the premises except to such person or persons as may be of equal responsibility and integrity as the Lessee herein. satisfactory to the lessor. In the event any monthly installment of rent is not paid when due the Lessor shall have the right, at her option, to terminate this lease upon giving ten (10) days notice in writing to the lessee. The destruction of the building by fire or other casualty shall terminate this lease.

Witness our hands and seals in duplicate the day and year hereinabove written.

In presence of:

W.E. Garvin,  
H.C. Smith,  
As to Ashley A. Butler.  
G.C. Warren,  
F.S. Nance,  
As to Hugh C. Haynsworth.

Fannie P. Beattie (Seal)  
By Ashley A. Butler, Agt.  
Hugh C. Haynsworth,  
Agents.  
Frank Kastanis (Seal)

Hannah L. Shepherd,  
G. Dewey Oxner,  
As to Frank Kastanis.

I agree to the addition of  
the words "satisfactory to  
the lessor" on line 4 above.  
Frank Kastanis.

State of South Carolina,  
County of Greenville.

Personally appeared before me Hannah L. Shepherd and made oath that she saw the within named Frank Kastanis sign, seal and as his act and deed deliver the foregoing written instrument, and that she with G.D. Oxner witnessed the due execution thereof.

(Over)