

STATE OF SOUTH CAROLINA) LEASE AGREEMENT
 COUNTY OF GREENVILLE)

This Agreement entered into this 24th day of May 1946, by and between Alex Kiriakides, Jr., of the State and County aforesaid, Party of the First Part, hereinafter called the Lessor, and Robert W. Robinson of Richland County, State aforesaid, Party of the Second Part, hereinafter called the Lessee, WITNESSETH:

That for and in consideration of the rents and covenants herein specified, said Lessor agrees as follows, to-wit:

1. To lease to said Lessee for the term and on the conditions hereinafter set forth, a certain one-story brick and/or concrete building, the general specifications of which are hereinafter set forth, to be erected on those premises presently owned by the Lessor and situate, lying and being in Ward No. 1 of the City of Greenville, State of South Carolina, on the North side of West Washington ^{Street,} / which piece, parcel or lot of land is known and designated as Lot No. 6, and a strip of Lot No. 5, as shown on Plat of property of McCrory-Bates-Williams, prepared by C. M. Furman, Engineer, 1920, and recorded in the R. M. C. office for Greenville County in Plat Book E, at page 240, which premises are more fully described in the deed from Jones McCrory to Lessor, which deed appears of record in Deed Book 236, page 27, R. M. C. Office for Greenville County, S. C.

and erected on said premises above described

2. To have built, constructed, / a one-story brick and/or concrete building of the following general specifications, to-wit:

- (a) Concrete floor.
- (b) Interior floor space of approximately 1700 square feet, i.e., 26 feet by 66 feet.
- (c) Single room only.
- (d) Toilet facilities, water and lights.
- (e) Front and rear entrances.
- (f) Unfinished interior.

3. To let or place the contract for the construction and erection of, or to start the actual construction on the building above described within a period of 10 days from the signing of this lease agreement, or as soon thereafter as the necessary essential building materials and supplies are available.

(4) To lease said building and premises for the term of five years, which term shall commence within ten (10) days from and after the date the City Engineer of the City of Greenville, S. C. Certifies said building to be ready for occupancy, or upon actual occupancy by the Lessor, which first shall occur.

THAT FOR AND IN CONSIDERATION of said lease and covenants expressed herein, said Lessee covenants and agrees as follows, to-wit:

1. To pay to the said Lessor as rent for said land and premises for said term of five years a sum of not less than \$6,000.00, in monthly installments as follows, to-wit:

(a) The sum of \$100.00 due and payable in advance on the first day of each and every month, for a period of three years, commencing as set forth in Paragraph 4, above, and

(b) A sum due and payable in advance on the first day of each and every month for a period of the last two years of this lease, to be determined by and between the respective parties to this agreement, which sum shall be based on the fair rental value of the premises, and on the net profits of the Lessor's business at the expiration of the first three years of the lease, but which sum shall in no event be less than the sum of \$100.00 per month for the last two years.

2. That he will pay all charges for water, electricity, gas and other utilities used on said premises during said term.

3. That he will during said term, keep said premises in good repair, ordinary wear and damage by the elements excepted; and will promptly replace and repair all breakages, defacements and damages caused by himself or by the acts and negligence of himself and associates.