

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RENT AGREEMENT

Grover C. Richardson of Greenville, South Carolina, hereafter referred to as the owner landlord, does hereby rent or lease unto Pete George Paulos, John Paulos and George Paulos of the said County and State, hereafter designated tenants, property hereafter referred to on the terms, conditions and considerations herein specified.

The property which the landlord rents to the tenants is situated at 19 N. Laurens Street, City of Greenville, County and State aforesaid, together with the rear of Number 17, N. Laurens Street now partitioned off and occupied by the tenants and being the same property in which is now operated a cafe known as the New York Cafe.

The aforementioned property was heretofore rented and leased unto John Cavas and George Bricy but the lessees or tenants named herein and made parties to this agreement have succeeded to all the rights and interests of the said John Cavas and George Bricy and the said lease contract or agreement has been assigned and transferred unto the lessees or tenants herein named. And it is understood and agreed that this new contract is to take the place of and cancel the contract or agreement originally entered into with John Cavas and George Bricy.

The purpose of this rent or lease agreement is to permit the lessees above named to continue operation of the premises hereinbefore specified up to and through January 31, 1951 as a place of business wherein is to be conducted a restaurant, cafe or eating place.

The said Pete George Paulos, John Paulos and George Paulos agree to accept the occupancy of the said building or said premises for the time aforesaid as tenants of the said Grover C. Richardson in accord with the terms and conditions hereof and agree and contract to pay the rental as herein-after specified at the time and for the period herein designated and it is understood and agreed that the lessees or tenants shall pay a rental of one Hundred Fifty Dollars (\$150.00) a month, payable in advance beginning with February 1, 1946 and running for the full period of five years from that date. It is understood and agreed that rental under the old contract has been paid for the month of January 1946.

The landlord is to keep the said building and premises in reasonable repair, including roofing, all painting, if there be any, is to be done at the expense of the tenant and at his will. It is further understood and agreed and made a part of this contract that the tenant shall not abuse the property and shall replace and pay for any damages done thereto. It is still further understood and agreed that the tenant shall not make any alterations to the interior of the building or lease premises without the written consent of the landlord. Any fixtures which the said tenant may put into and upon the premises may be removed by him upon the termination of this lease if it can be done in such a manner as not to injure or damage the property. No material, equipment or fixtures used in making alterations in such a manner as to cause them to become a part of the premises, how ever may be removed without the written consent of the landlord.

It is expressly understood and agreed that the lessees are to operate and conduct business in a sanitary and orderly manner and if the said business is not operated in such a manner then this lease may be terminated at the option of the lessor.

If the business is discontinued of the premises vacated before the expiration of this lease then the whole of the unexpired time becomes immediately due and payable. If the lessees become bankrupt the lessor may declare this lease terminated at his option.

It is further understood and agreed by the lessees that the alley in the rear of the building is for the use of all tenants of the adjoining property and is to be kept open at all times.

The tenant shall not have the right to transfer this lease nor to subrent or sublet the leased premises or any part thereof, without the written permission or consent of the landlord.

Upon the expiration of this rental contract the tenant shall vacate the premises without notice from the landlord.

In mutual agreement the parties hereto set their hands and seals in duplicate this the 23 day of January, A. D. 1946.

WITNESSES

William S. Hill  
John A. Vitale

Grover C. Richardson  
Landlord  
George P. Paulos  
TENANT  
John Paulos  
TENANT  
Peter George Paulos  
TENANT

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Personally appeared before me William S. Hill, made oath that he saw the within named Landlord & Tenants

Amount of rent changed before signing.