

FILED
GREENVILLE
JAN 4 3 05 PM 1952

State of South Carolina

County of GREENVILLE

Costa J. Manos, R.M.S. Individually and as
Executor of Estate of J. K. Manos and James J. Manos as Executor lessors

of the estate of J. K. Manos in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,

bargain, and lease unto Eastern Supply Co., Greenville, Inc.

for the following use, viz.:

premises designated as No. 5 and 5 1/2 Hammond St., Greenville, S. C.

for the term of Three years commencing 1 January 1952 and expiring 31 December 1954 with the option to renew for a period of two additional years at the same rent.

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of

Two Hundred and Fifty

Dollars

per month payable in advance on the first day of each month

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 and building walls. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

This lease shall not be assigned nor shall the lessee sublet without the written consent of the lessors; however, such consent will not be unreasonable withheld. The filing of a petition in bankruptcy, a request for the appointment of a receiver, or any other petition involving insolvency of the lessee shall automatically terminate this lease. The lessee shall give written notice two months in advance if the option to new for the additional term of two years is exercised.

The lessors agree to keep the roof and building walls repaired but they shall not be responsible for any damage to merchandise of the lessee resulting from the faulty condition of the roof and building walls unless the lessee has given the lessors notice of the condition and the lessors have failed to repair the same within a reasonable time.

To Have and to Hold the said premises unto the said lessee, its successors and assigns, executors or administrators for the said term, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party

months written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or 1 (one) 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.

Witness our hands and seals the day of December, 19 51

Witness:

Joe Farnsworth
W. A. Seybt
Edna Seybt

Individually and as Executor Est. J. K. Manos
James J. Manos
Executor Estate of J. K. Manos

Eastern Supply Co., Greenville, Inc.

BY: *W. A. Seybt*
Vice-President

W. A. Seybt
Secretary

Continued on Next Page