

State of South Carolina,
County of Greenville.

This Agreement made this the 19th, day of September, 1923, between Pete Manos, A.K. Manos and George P. Manos of the first part, and John Calogeras of the second part, Witnesseth: That the parties of the first part, hereinafter designated as Lessors, have leased, and do lease to the party of the second part, hereinafter designated as Lessee, for the term of three (3) years commencing January 1, 1924 and ending December 31, 1926, the northern half of the Storeroom known as Number 222 North Main Street, Greenville, S.C., measuring approximately ten (10) feet in width and seventy (70) feet in depth, at and for the term rental of Four thousand three hundred twenty (\$4,320.00) Dollars, payable in monthly installments of One hundred twenty (\$120.00) Dollars on the 10th, of each month in advance.

And the Lessee covenants and agrees as follows:

First. To pay the rent as due without any obligation on the part of the Lessors to make demand for same.

Second. To keep the premises in good order and condition and surrender the same at the expiration of the term of this lease in like good order and condition as when taking possession thereof, ordinary wear and tear and casualties by fire, the elements, act of God alone excepted.

Third. The Lessee agrees to make all necessary repairs including the roof, floor, walls and plate glass.

Fourth. It is understood and agreed that the Lessee shall not sublet any part of the premises without the written consent of the Lessors. It is further understood that the premises shall be used solely for restaurant purposes, and the Lessee shall not sell fruit, candies, ice cream, hot dogs, or soft drinks on the premises. In consideration of which covenant it is covenanted on behalf of the Lessors that they nor any of them shall not during the said term operate a restaurant on any premises now owned or leased by them, or any of them, in the block in which the premises covered by this lease are situate.

Fifth. It is further understood and agreed that the Lessors shall not be liable for any damage which may accrue on account of any defect in said Building, or in said premises from rain, wind or other cause. And the Lessors reserve the right during this term to visit and inspect by themselves or agents said premises at any reasonable time; to show the same to intended tenants or purchasers; also to display "For Sale" and "For Rent" signs on said building or premises.

Sixth. It is further understood and agreed that the Lessors reserve the right to make any repairs on or about said premises that may be deemed necessary by them during this term. If the Lessee vacated these premises before the end of the said term, without the written consent of the Lessors, the Lessors have the right to re-enter and let the said premises as the agents of the Lessee herein named, and such re-entry and re-letting shall not discharge the Lessee from liability for rent nor from any other covenant herein contained and to be kept by this Lessee.

Seventh. It is further agreed that in case the tenant M. A. Smith, who holds a lease dated June 6th, 1923 from the Lessors hereinabove named covering the southern half of the storeroom hereinabove mentioned, should vacate the premises that the Lessee herein (John Calogeras)

(Over)