

LEASE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

J. Paul G. Hammond lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

George Rozakos lessee,
for the following use, viz: the premises located at no. 14 Augusta Street for use as a lunch room and sandwich shop, known as LaBalle Sandwich Shop
for the term of five (5) years beginning July 1, 1946, and ending June 30, 1951

and the said lessee
in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of One Hundred Twenty Five
and no/100 (\$125.00) Dollars
per month payable in advance

The lessee hereby agrees to take the building just as it sits. It is understood that the lessor only require of the lessee the use of the premises for the business mentioned but no other. The lessee to repair the roof should it leak; it is also fully agreed that the roof is considered sound and the lessee not to pay any damages from leaks should any occur. Use of the premises for any business other than herein called for shall cancel this lease if the lessee so desires and give notice of same in writing.

If the business is discontinued on the premises named before the expiration of the lease then the whole of the unexpired term becomes immediately due and payable.

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

The lessee is to have the privilege of using the stairway from the first floor to the basement, and sufficient space in which to store his coal, but this lease does not include the remaining portions of the basement of said premises. It is understood that the lease heretofore entered into by and between lessor and lessee on the 22nd day of October, 1937, is cancelled.

Lessee shall not operate a liquor store on said premises or sell intoxicating liquor therefrom. This provision, however, shall not apply to the sale of light drinks such beer.

To Have and to Hold the said premises unto the said lessee. his
executors and administrators and assigns for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party 6 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 etc. months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agrees to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by and unavoidable accidents and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor not subject without the lessor's written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 24 day of June 1946.
Witness: Alfred J. Burgess (SEAL) Jane G. Hammond (SEAL)
Dorothy G. Cary (SEAL) George Rozakos (SEAL)
Lessee

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }
PERSONALLY, comes Alfred J. Burgess
and makes oath that he saw the within named Jane G. Hammond, as Lessor, and George Rozakos as Lessee
sign and seal the within written instrument, and that he with Dorothy G. Cary
witnessed the execution thereof.

Sworn to before me this 24 day of June 1946
Dorothy G. Cary (L. S.) Alfred J. Burgess
Notary Public, S. C.

S. C. Stamps \$ 3 and 00 cents

Recorded July 5 1946 at 10:09 o'clock A.M.