

The State of South Carolina,
County of Greenville.

Estate Mrs. J. R. Jenkinson by J. R. Jenkinson, Executor lessor in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto Tom Chatos and Denis Maratos lessees the two storey brick building at #421 East side of South Main Street, Greenville, S. C. for the term of five years--Possession to be given August 15th and rent to begin September 1, 1938, Lease to expire August 15, 1941, and the said lessee in consideration of the use of said premises, for, the said term, promise to pay the said lessor the sum of Fifty (\$50.00) Dollars per month, payable monthly in advance beginning September 1, 1938, It is understood and agreed that in case of the sale of the building by the lessor within two years from the date of this lease, the lessor on sixty days notice can cancel this lease but the tenant is to be reimbursed for the cost of improvements made to the property. Should the lessor cancel this lease after two years and before the expiration of four years, the lessor is to pay one-half the cost of improvements made by the Lessee to this property. If this lease is allowed to run after four years landlord may cancel same and not be called on to reimburse tenant for any improvements made.

To Have and to hold the said premises unto the said lessees its executors, 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 give to the other party two months written notice, previous to the time of the desired termination but the destruction of the premises by fire or other casualty, or one months arrear of rent, shall terminate this lease. 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 unavoidable accidents, and agrees to make no repairs, improvements or alterations in the premises without the written consent of the lessor.

Witness our hands and seals, the 31st day of July, 1938.

Witness. Walter W. Goldsmith
J. L. Carrott
Mrs. W. A. Hamilton, Jr.
Walter W. Goldsmith.

J. R. Jenkinson (SEAL)
Tom Chatos (SEAL)
Denis Maratoy (SEAL)

The State of South Carolina,
County of Greenville.

Personally comes Walter W. Goldsmith, and makes oath that he saw the within named J. R. Jinksons, sign, and seal the within written instrument, and that he with J. A. Carrott witnessed the execution thereof.

Sworn to before me this 1st day of August, A. D. 1938.

F. B. Morgan L. S.

Notary Public, S. C.

State of South Carolina,
County of Greenville.

Personally comes Walter W. Goldsmith, and makes oath that he saw the within named Tom Chatos sign, and seal the within written instrument, and that he with Mrs. W. A. Hamilton, Jr. witnessed the execution thereof.

Sworn to before me this 1st day of August, A. D. 1938.

F. B. Morgan (L. S.)

Notary Public, S. C.

S. C. Stamps \$1.20

Recorded this the 1st day of August, 1938, at 11 A. M.