



STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE) L-E-A-S-E

WHEREAS, Henry Theodore is the owner of the building situate at the corner of West McBee Avenue and Academy Street, in the City of Greenville, the same formerly used as a filling station; and

WHEREAS, John Kehayas is desirous of leasing the same for the purpose of operating a retail liquor store, and it being necessary that certain alterations be made to the building, W-I-T-H-E-R-F-O-R,

THIS AGREEMENT Made and entered into this 4th day of August 1951 by and between Henry Theodore, hereinafter referred to as "Lessor", and John Kehayas, hereinafter referred to as "Lessee",

W-I-T-H-E-R-F-O-R:

The Lessor agrees as follows:

To make the following additions to the present building:

- (a) Brick up one door and three windows,
- (b) Put plate glass in two front windows,
- (c) Remove one partition, and
- (d) Build fence or wall from rear corner of present building over to garage building occupied by Atlantic Greyhound Lines, and to build fence or wall from other rear corner of building out to sidewalk leading along Academy Street.

Further, the Lessor does hereby grant and lease unto the Lessee the building as remodeled, and all space lying between the fence or walls to be built and West McBee Avenue, subject to the following terms and conditions:

(1) The agreed rental is \$80.00 per month for a period of three years, beginning as of September 1, 1951, and ending August 31, 1954.

(2) The Lessee is to keep the interior of said building in good repair, and is to replace all glass broken during the period of this lease