

FILED

State of South Carolina

JUN 5 4 47 PM 1958

County of Greenville

OLLIE FARRISWORTH  
R.M.C.

Mrs. G. M. Attaway ..... lessor  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,  
bargain, and lease unto A. F. Clemons .....  
..... lessee

for the following use, viz.: To be used as Cafe.  
The ground floor portion of building located on N. Laurens St., #10 the  
Greenville, S. C.

for the term of One Year (Beginning June 1, 1958 to June 1, 1959)  
With option of renewal for two additional years at the same price.

..... 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 Thirty and No/100 (\$130.00) - - - - - 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 should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from  
leaks should any occur. 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.

It is also understood and agreed that P. R. Long Company, Inc.,  
Agents for Mrs. G. M. Attaway will have the right to break this  
lease at any time that the Lessee fails to operate this Cafe  
in a decent manner or causes any disturbances whatsoever.

To Have and to Hold the said premises unto the said lessee, A. F. Clemons  
executors or administrators 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 men-

tioned give to the other party One ..... 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 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 30 ..... day of May ..... 19 58

Witness: *E. M. Greene* .....  
*G. M. Attaway* .....  
*Mary ...* .....  
*C. ...* .....  
*Elizabeth G. Attaway* (SEAL) .....  
*...* (SEAL) .....  
*...* (SEAL) .....  
*...* (SEAL) .....

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