

LEASE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

W. R. Cely and Eleanor C. Carter lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

Mrs. Demetra N. Maintanis and Pete K. Kerhulas lessee,

for the following use, viz.: Candy Shop & Fruit Stand
Store Building on the west side of Pendleton St. Greenville, S. C. the

for the term of From February 15, 1947 to January 1, 1950

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 Seventy Five Dollars From Feby. 15th, 1947 to Jan. 1, 1948 per Month and ~~per~~ \$85.00 per month for the year 1948 and 1949
payable in advance on the 15th 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 the 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 understood and agreed that all repair are to be paid by the lessee.

To Have and to Hold the said premises unto the said lessee
executors and 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 mentioned give to the other party~~ 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 26th day of February 19 47

Witness:
Ellene Whitworth
Louise S. Hightower.
W. R. Cely (SEAL)
Eleanor C. Carter (SEAL)
Pete K. Kerhulas (SEAL)
Demetra Mandanis

S. C. Stamps \$1.16

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

PERSONALLY, comes Ellene Whitworth
and makes oath that he saw the within named W. R. Cely, Eleanor C. Carter, Pete K. Kerhulas, and Demetra
Mandanis.
sign and seal the within written instrument, and that he with Louise S. Hightower
witnessed the execution thereof.



Sworn to before me this 26th
day of February 1947
Louise S. Hightower (L. S.)
Notary Public, S. C.

Ellene Whitworth

S. C. Stamps \$ 1 and 16 cents

Recorded March 14th 19 47 at 4:21 o'clock P.M. BY: E.G.