

State of South Carolina,
County of Greenville.

This agreement made and entered into this the 1st, day of July 1919 by and between I.C. Babb of the one part and L.M. McBee, Vardry McBee and Ed.C. Curdts of the other part, Witnesseth:

That for and in consideration of the rents to be paid as is hereinafter stated, the said Babb has let and rented to the said L.M. McBee, Vardry McBee and Ed C.Curdts that certain store room known as No. 218 North Main Street, in the City and County of Greenville, S.C., for the term of five years from the date hereof, with the privilege or option of renewing the same upon the same terms for an additional period of five years.

The said rental to be and become due, is the sum of One hundred and seventy-five dollars for each and every month during the life of this lease to be paid at the end of each month.

It is further agreed that in the event said building or room should be destroyed or so injured as to render it unfit for occupancy, this lease shall, at the option of either party, thereupon cease and determine and all persons released from any further obligation hereunder up on the exercise of said option.

It is further understood and agreed that any alterations and improvements or additions made to said leased premises, shall be at the expense of the said Lessees.

Upon the payment of the rent as the same comes due and the performance of all other terms and condition herein, the said Lessees shall have peaceable and quiet possession for the term aforesaid, but upon failure to pay said rent or violation of any condition herein, the lessor may declare this lease at an end and re-enter and take possession of said premises and remove all parties therefrom without suit or process.

That at the termination of this lease the lessees will quit and surrender the said premises in as good state and condition as they now are, ordinary wear and tear from reasonable usage and damage by the elements excepted and also excepting the destruction or injury as aforesaid.

In witness whereof the parties hereto have in duplicate set their hands and seals this the day and year first above written.

Signed, sealed and delivered

in the presence of:

A.A. Townsend,

W.E. Rasor,

Mrs. I.C. Babb (Seal)

Vardry McBee, (Seal)

Ed C.Curdts, (Seal)

L.M. McBee. (Seal)

State of South Carolina,
Greenville County.

Personally appeared before me W.E. Rasor and made oath that he saw the within mentioned Mrs. I.C. Babb, Vardry McBee, Ed C.Curdts and L.M. McBee sign, seal and as their act and deed, deliver the within written Lease, and that he with A.A. Townsend witnessed the execution thereof.

Sworn to before me this 15th,

day of April 1922.

J.Theo Solomons

N.P. S.C.



W.E. Rasor

Recorded April 17th, 1922.

State of South Carolina,
County of Greenville.

This indenture made and entered into this the 1st, day of April 1922, by and between J.C. Smith, hereinafter referred to as Lessor, and Frank Kastanis and Constantine Bamvakas, hereinafter referred to as the Lessees, Witnesseth:

That the Lessor has granted and leased, and by these presents does grant and lease unto the said Lessees the store-room now being occupied by the Lessees on South Main Street, Greenville, S.C., where the said Lessees conduct a lunch counter and cafe, and known as the Post Office Cafe, this room being a portion of the building known as 317 South Main Street, Greenville, S.C.

To have and to hold the said premises unto the said Lessees from April 1st, 1922 to December 1st, 1923 in the manner hereinafter provided. The Lessees agree to pay for the use and occupancy of said premises the sum of Seventy-five dollars per month during said term, said amount to be paid on or before the last day of each and every month.

The said Lessees for and in consideration of the above let premises do covenant and agree to pay to the said Lessor the above stipulated rent in the manner herein required. The Lessees shall make no repairs at the expense of the Lessor and any alterations or improvements desired by the Lessees must be done at their own expense and under the written consent of the Lessor.

The Lessees shall make good all breakage of glass and all other injuries to the property during the tenancy, excepting such as are produced by natural decay and unavoidable accident, and in said case said building is destroyed by fire or any other casualty, this agreement shall then terminate.

It is further stipulated and agreed by the parties to these presents that if one month's rent shall at any time be in arrears and unpaid, the Lessor shall have the option to annul and terminate this lease, and it shall be lawful for him to re-enter and forthwith re-possess all and singular the above rented premises.

And it is further understood and agreed that the Lessees shall not have the right to assign this lease, sublet or re-lease said premises without the written consent of the Lessor.

That at the expiration of this lease the said Lessees shall quit and surrender the premises hereby demised in as good condition as reasonable use and wear will permit, damage by the elements and destruction of the building, or any part thereof, excepted, and the Lessor covenants and agrees that the Lessees on paying the rent as aforesaid and performing all the covenants aforesaid, shall and may peacefully hold and enjoy the demised premises for the time aforesaid.

In witness whereof said parties have hereunto set their hands and seals in duplicate this the day and year first above written.

In presence of:

H.C. Sims,
W.H. Wharton,
As to Lessor.

J.C. Smith, (Seal)
Lessor.

M.C. Hunnicutt,
G.Dewey Oxner.
As to Lessees.

Constantine Bamvakas, (Seal)
Frank Kastanis, (SEal)
Lessees.

State of South Carolina,
County of Laurens.

Personally appeared before me W.H. Wharton who on oath says that he saw the within named J.C. Smith sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with H.C. Sims witnessed the execution thereof.
Sworn to before me this 17th, day of April 1922.

W.W. Campbell (Seal)
Notary Public for South Carolina.

W.H. Wharton

State of South Carolina,
County of Greenville.

Personally appeared before me M.C. Hunnicutt who on oath says that he saw the within named Frank Kastanis and Constantine Bamvakas sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with G.Dewey Oxner witnessed the execution thereof.
Sworn to before me this 14th,

day of April 1922.
G.Dewey Oxner (Seal)
Notary Public for South Carolina.

M.C. Hunnicutt

Recorded April 18th, 1922.