

State of South Carolina,
County of Greenville.

This Agreement made this 6th, day of June 1923, between Mrs. Theo. C. Owens, of Atlanta, Ga. County of Fulton, party of the first part, and Pete Manos, A.K. Manos, and George P. Manos, of Greenville, South Carolina, County of Greenville, party of the second part, Witnesseth: That the said party of the first part (hereinafter designated as Lessor) has leased and does lease to the party of the second part (hereinafter designated as Lessee) for the term of three (3) years commencing January 1st, 1924, and ending December 31st, 1926, the store room known as 220-222 North Main Street in the City of Greenville, South Carolina, County of Greenville, being approximately 40 ft. wide and 70 ft. deep, more or less, at and for the term rent of sixteen thousand two hundred (\$15,200.00) Dollars, payable as follows: Four hundred and fifty (\$450.00) Dollars per month, payable by the tenth of each month in advance.

And the Lessee covenants and agrees as follows:

First. To pay the rent as due without any obligation on the part of the Lessor to make demand for same.

Second. To keep the premises in good order and condition and surrender the same at the expiration of the term of this lease in like good order and condition as when taking possession thereof, ordinary wear and tear and casualties by fire, the elements, act of God alone excepted.

Third. The Lessee agrees to make all necessary repairs including the roof, floor, walls and plate glass.

Fourth. It is understood and agreed that the Lessee shall have the privilege of sub-letting any part or all of the building covered by this lease to tenant whose business is not considered hazardous or objectionable to the Lessor.

Should the premises be sub-let it is understood that the Lessor retains the option to hold either the original Lessee or the sub-lessee for all the terms and conditions of this lease.

Fifth. Should the Lessee fail to pay the rents as they fall due, as aforesaid, or violate any of the conditions of this lease, or should the Lessee be adjudged a bankrupt or should a receiver be appointed, or should execution or other process be levied upon the interest of the Lessee in this lease, or the property of the Lessee upon the leased premises, the Lessor shall have the right at her option to re-enter said premises and annul this lease.

Such re-entry shall not bar the recovery of rent or damages or breach of covenant, nor shall the receipt of rent after condition broken be deemed a waiver or forfeiture. And in order to entitle the Lessor to re-enter it shall not be necessary to give notice of rent being due and unpaid or of other conditions broken, nor to make demand for rent, the execution of this lease, signed by the parties hereto, which signing is hereby acknowledged, being sufficient notice of rents being due and a demand for the same, and shall be so construed, any law, usage or custom to the contrary notwithstanding.

Sixth. It is further understood and agreed that the Lessor shall not be liable for any damage which may accrue on account of any defect in said building, or in said premises or from rain, wind or other cause.

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And the Lessor reserves the right during this term, to visit and inspect, by herself or agents, said premises at any reasonable time; to show the same to intended tenants or purchasers; also to display "For Sale" and "For Rent" signs on said buildings or premises.

Seventh. It is further understood and agreed that the Lessor reserves the right to make any repairs on or about said premises that may be deemed necessary by her during this term. If the Lessee vacated these premises before the end of the said term, without the written consent of the Lessor, the Lessor has the right to re-enter and let the said premises as the agent of the Lessee herein named, and such re-entry and re-letting shall not discharge the Lessee from liability for rent nor from any other covenant herein contained and to be kept by this Lessee. Witness our hands and seals this the 6th, day of June, 1923, A.D.

Witness

as to Mrs. Theo. C. Owens:

Frank C. Owens,

Mrs. W.A. Blake.

Mrs. Theo. C. Owens (Seal)

Witness

as to Pete Manos.

John Bobotes,

Frank C. Owens.

his
Pete X Manos (Seal)
mark

Witness

as to A.K. Manos.

John Bobotes,

Frank C. Owens.

A.K. Manos (Seal)

Witness

as to George P. Manos.

John Bobotes,

Frank C. Owens.

G.P. Manos (Seal)

State of South Carolina,

County of Greenville.

Personally appeared before me Frank C. Owens who upon oath says that he saw the within named Mrs. Theo. C. Owens sign, seal and as her act and deed deliver the within written instrument for the uses and purposes therein stated, and that he with Mrs. W.A. Blake witnessed the execution thereof.

Sworn to before me this 6th, day

of June 1923.

A.M. Rickman

Notary Public



Frank C. Owens

(Over)