

State of South Carolina,  
County of Greenville.

Know all men by these presents, that I, J. Robt. Martin  
for and in consideration of the rents hereinafter mentioned  
agree to lease and by these presents do lease unto  
George A. Kavounis, C. Bamvokas and John Mavromat, the  
Greenwich Lunch Room located at 321 S. Main Street, from  
Nov. 1st 1923 to April 1st 1924 for the sum of One hundred  
(\$100.00) Dollars per month and beginning Apr. 1st, 1924, the  
entire floor of what is known as the Barr Building,  
including the Tail Board now occupied on the corner  
the Printing Club in the rear and the basement under-  
neath said floor for the remainder of the year 1924  
and for the years 1925, 1926, 1927 and 1928, rents to be  
paid as follows: Two Hundred Rixty (\$260.00) Dollars per  
month from Apr 1st, 1924 to Jan 1st, 1925; Two Hundred  
Seventy-five (\$275.00) Dollars per month for the year 1925  
Two Hundred Eighty-five (\$285.00) Dollars per month for  
the years 1926, 1927 and 1928. Said rents to be paid  
on the first day of Dec 1923 and on the first day of  
each subsequent month thereafter in the amounts herein  
above provided.

I do have and do hold the said premises unto the  
said George A. Kavounis, C. Bamvokas and John Mavromat,  
their executors, Administrators and assigns for said  
term, provided, however, that said George A. Kavounis  
C. Bamvokas and John Mavromat shall not sub-lease or  
lease said place or any portion thereof to any party  
or parties undesirable to said J. Robt. Martin and with-  
out his written consent thereto.

The lessee above named agree to be responsible for  
the upkeep of the said premises and to make good all  
breakage and injuries to the same, except those resulting  
from ordinary wear and tear and natural decay, and  
agree to turn said premises back to the lessor at the  
expiration of lease term in as good condition as  
received, wear and tear alone excepted.

The lessee is to replace plate glass in front of Green-  
wich Lunch Room on or by Nov. 1st 1923.

The lessor, J. Robt. Martin, agrees not to rent any  
portion of the store immediately north of the premises  
herein, now occupied by P. N. Martin Furniture Company, for  
either a fruit stand or cafe.

The lessee are to make their own arrangements <sup>building</sup> <sub>if needed</sub>  
in the way of changes suitable for their convenience  
to pay their own water, light, and gas rents, provided  
however, no other doors or windows are to be cut in  
brick wall and no other entrances are to be made  
to the basement other than the one from East Broad

Street and the one at the east end of basement over steps now in existence.

Witness our hands and seals this 29th day of Oct 1923.  
Witnesses: E. E. Styles  
Estelle Gaddy

J. Robt. Martin (Seal)  
J. Mavromat (Seal)  
C. Bamvokas (Seal)  
Geo. A. Kavounis (Seal)

State of South Carolina  
County of Greenville.

Personally appeared before me Estelle Gaddy, who  
on oath states that she saw the within named, J. Robt. Martin, Geo.  
and George A. Kavounis, C. Bamvokas, and John Mavromat, receive  
their seal and as their not executors and advised the within  
written lease and that she with E. E. Styles witnessed the  
execution thereof.

Sworn to before me this  
29th day of Oct. 1923.  
Geo. C. Henry S. S.  
Notary Public for S. Carolina

Estelle Gaddy

Recorded Nov. 1st 1923.

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