

State of South Carolina,  
County of Greenville.

This agreement made between W. C. Gibson, hereinafter referred to as the Lessor, and Henry Theodore and James Bactaris, hereinafter referred to as the Lessees, witnesseseth:

That the Lessor does hereby rent and lease unto the said Lessees that portion of the building belonging to the Lessor at the corner of Main & Washington Streets in the City of Greenville, between The Peoples National Bank and the Peoples Store, extending back to the store line, which goes into the wall, for a term of three years, beginning September 1st, 1925, and ending August 31st, 1928, at a yearly rental of Fifteen Hundred (\$1500.00) Dollars for the first year and Eighteen Hundred (\$1800.00) Dollars for the next two years, the same to be paid by the Lessees to the Lessor in monthly payments of One Hundred Twenty-Five (\$125.00) Dollars per month for the first year, payable in advance, and One Hundred Fifty (\$150.00) Dollars per month for the next two years, payable in advance, the same to be paid on the first day of each calendar month during the term aforesaid, the first monthly payment under this lease to be made September 1st, 1925.

It is understood and agreed that the Lessees shall not be at liberty to assign this lease or to sub-rent or sub-let the said premises, or any portion thereof, or in any way to transfer this lease without having first obtained the written consent of the Lessor. Any violation of this provision shall operate, at the option of the Lessor, to terminate this lease.

It is further agreed that the Lessees shall make good all breakage of the property, and all injury or any damage to any of said property and to the premises during the term of this lease except as herein stipulated. The Lessees shall not be responsible for any injury or damage produced by natural causes and the destruction of said building by fire shall at once terminate this lease. Premises to be used only for shoe shining and hat cleaning and news stand.

The said Lessees covenant and agree to pay to the said Lessor said rent as herein stipulated, and at the expiration or other termination of this lease said Lessees will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof 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 of the covenants aforesaid, shall and may peaceably hold the demised premises for the time aforesaid, but upon their failure to pay the rent promptly when due, said Lessor shall have the right to terminate this lease, and it shall be lawful for him to re-enter and forthwith repossess all and singular the premises hereby leased.

(Next Page)

In Witness Whereof, the parties hereto have hereunto set their hands and seals in duplicate, this the 5th day of February 1925,

In the presence of:  
Oscar Hodges,  
E. Louise Parker

W. C. Gibson, Lessor. (P. S.)  
James Bactaris (P. S.)  
Henry Theodore (P. S.)  
Lessees.

State of South Carolina,  
County of Greenville.

Personally appeared before me E. Louise Parker who being duly sworn says that she saw the within named W. C. Gibson, Henry Theodore and James Bactaris sign, seal and as their act and deed deliver the within written instrument, and that she with Oscar Hodges witnessed the execution thereof.

Sworn to before me this  
the 5th day of February, 1925.  
Oscar Hodges P. S.  
Notary Public for S. C.

E. Louise Parker.

Recorded February 6th. 1925.

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