

LEASE

THE STATE OF SOUTH CAROLINA }
County of Greenville.

Dr. E. W. Carpenter lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

Harry Katsaris (operating as Electric Sunsch) lessee,
for the following use, to-wit:

One Building located at #8 Laurens Street the
Greenville, S.C. the

for the term of Five (5) years commencing July 1st 1940 and
ending June 30th 1945

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 Thirteen Hundred
(\$1320.00) and twenty dollar Dollars
payable \$22.00 per month in advance

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 lessee 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 lessee 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.

To Have and to hold the said premises unto the said lessee, Harry Katsaris
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 One 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 no months arrest 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 not and seen without the lessee's written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals this 23rd day of November 1938.
Witness: W. C. Vess P. R. Long & Co. agents for (SEAL)
J. C. Heath Dr. E. W. Carpenter (SEAL)
By: P. R. Long (SEAL)
Harry N. Katsaris

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

W. C. Vess
PERSONALLY, comes
and makes oath that he saw the within named P. R. Long (as agent) and Harry Katsaris
sign and seal the within written instrument, and that he with
J. C. Heath witnessed the execution thereof.

Sworn to before me this 24th
day of November 1938
W. A. Hale, Jr. (L. S.)
Notary Public, S. C.

S. C. Stamps \$ _____ and 56 cents

Recorded Jan. 12 1939 at 2:35 o'clock P. M.