

**LEASE**

THE STATE OF SOUTH CAROLINA, }  
County of Greenville. }

We, George P. Manos and Sam J. Konduros lessor,s  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto lessee,  
Sam J. Konduros and Nicholas Rigakos  
for the following use, viz.: Lunch Room  
the building located at 109 College Street, in the City of Greenville, S. C. the  
same building now occupied by "Sam's Lunch Room."  
for the term of five (5) years, beginning August 1, 1947, and ending July 31, 1952,  
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 \$200.00  
per month for the first two years, and DIXXX \$250.00 per month for the last three years  
payable in advance on the 10th of each month  
not

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 lessor 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 lessor 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.

If the building be destroyed by fire, the Lessors are to rebuild same within a reasonable time after destruction, and this Lease to continue during the terms hereinabove set forth, but no rent to be charged for time from date of destruction to date of completion of building.

To Have and to Hold the said premises unto the said lessee S.....their  
executors and administrators for the said term. ~~XXXXXX~~ ~~for the period he to let 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 gives to the other party XXXXXXXXX written notice previous to the end of the desired term, but the destruction of the premises by fire or making it unfit for occupancy or other casualty.~~ But, one  
months arrear 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 nor sub-rent without the lessors written consent.

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Witness our hands and seals the 19th day of July 1947.

Witness: \_\_\_\_\_  
Blanche Leary \_\_\_\_\_  
Kathryn L. Brown \_\_\_\_\_

Geo. P. Manos \_\_\_\_\_ (SEAL)  
Sam J. Konduros \_\_\_\_\_ Lessors (SEAL)  
Sam J. Konduros \_\_\_\_\_ (SEAL)  
Nicholas Rigakos \_\_\_\_\_

S. C. Stamps \$5.52

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE }  
}

PERSONALLY comes Blanche Leary

and makes oath that he saw the within named George P. Manos & Sam J. Konduras, as Lessors and Sam J. Konduras & Nicholas Rigakos, as Lessees sign and seal the within written instrument, and that he with Kathryn L. Brown

witnessed the execution thereof.

19th

Sworn to before me this \_\_\_\_\_  
day of July 1947  
Kathryn L. Brown (L. S.)

Blanche Leary

S. C. Stamps \$ 5 and 52 cents

July 19th 47 10:10 A.M.

BEN M. B.