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

Sam J. Konduros and Nicholas Rigakos lessees

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 lessees

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 ~~xxxxxx~~ $250.00 per month for the last three years ~~xx~~ payable in advance on the 10th of each month

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 lessees their executors and administrators for the said term. ~~xxxxx