

at his own expense.

It is agreed that time is the essence of this agreement, and in the event the Lessee should be in default in the payment of the rent which is due and payable on the first day of each month in advance for a period of fifteen days after the same is due and payable, that the Lessor shall have the right to terminate this lease at his option, and to take any legal proceedings for the rent due for the balance of the term.

In consideration of the covenants and agreements upon the part of the Lessor, the Lessee hereby agrees to lease said premises and to pay the rental in the manner hereinabove stipulated.

IN WITNESS WHEREOF the Parties have hereunto set their Hands and Seals this 4th day of August 1951, at Greenville, South Carolina.

Signed, Sealed and Delivered
in the presence of:

E. J. Cant
James Brown

Henry Theodore (SEAL)
Lessor
John Kehayas (SEAL)
Lessee

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Before me appeared before me E. J. Cant and made oath that he saw the within named Henry Theodore, as "Lessor" and John Kehayas, as "Lessee", sign, seal and as their act and deed deliver the within written lease, and that he with James Brown witnessed the execution thereof.

Shore to before me this 4th
day of August, A. D., 1951.

E. J. Cant
James Brown (SEAL)
Notary Public for South Carolina

In consideration of the Lessor leasing the above referred to premises to my friend John Kehayas I, George Giannakas, hereby guarantee the payment of the rents specified in said lease--it being understood that upon the payment of the rent I will be entitled to take over the premises according to the terms of said lease.

Witnesses:

E. J. Cant
James Brown

George Giannakas