

State of South Carolina

County of Greenville



G. C. Richardson Company (G.C. Richardson Company) lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

John Cavas (New York Lunch Room) lessee

for the following use, viz.: As a cafe or Lunch Room

Building known as 19 North Laurens Street, in the City of Greenville, S.C.

for the term of Five years, beginning July 1st, 1951

ending June 30-1956

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

Two Hundred --- (\$200.00) Dollars

per month payable in advance on the first day 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.

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 John Cavas executors or 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 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.

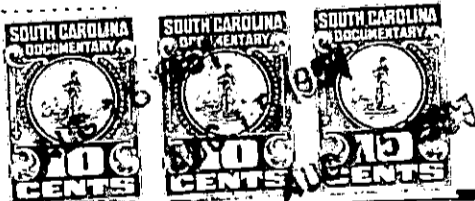
The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the fifth day of July, 19 51.

Witness:

Nellie Barr, J. F. Strange, R. P. Jones

John Cavas (SEAL), G.C. Richardson Co. (SEAL), W.A. Seybt & Co. (SEAL)



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PERSONALLY, comes Nellie Barr

and makes oath that he saw the within named John Cavas & G.C. Richardson Co.

sign and seal the within written instrument, and that he with J. F. Strange

witnessed the execution thereof.

Sworn to before me this 5 day

J. F. Fullinger (L. S.) Notary Public, S. C.

Nellie Barr

Recorded August 15th, 1951 at 10:54 A. M. #18783