

State of South Carolina

MAR 14 11 17 AM 1955  
OLLIE FARNSWORTH  
R.M.C.

County of GREENVILLE

JAMES B. BISHOP, lessor  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,  
bargain, and lease unto FRED E. CURRY, the cafe known as Fred Curry's Cafe  
located at 901 Buncombe Street, lessee

for the following use, viz.: For cafe and food  
the  
said cafe is leased

for the term of SEVEN (7) years commencing on January 1st, 1955 and ending  
December 31st, 1961

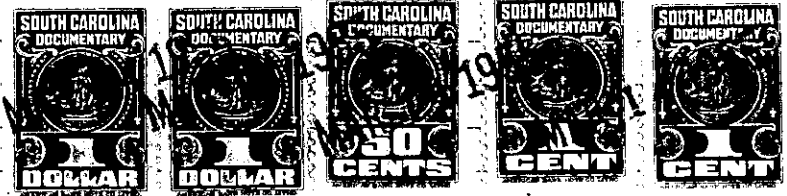
and the said lessee  
in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of  
Seventy-Five and No/100 - - - - - (\$75.00) - - - - - Dollars  
per month payable on the first of each and every month

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 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.

It is distinctly understood between the parties that this Lease is sub-  
ject to the following additional conditions: That at no time shall beer  
be sold on said premises and upon the death of the said Fred Curry, this  
Lease shall terminate and his heirs and assigns will not be required to  
continue the Lease.



To Have and to Hold the said premises unto the said lessee Fred E. Curry  
~~XXXXXXXXXXXXXXXXXXXX~~ 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 men-

tioned give to the other party Six (6) 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 One (1)  
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 1st day of January, 19 55.

Witness:  
Geraldine Helch (SEAL) LESSOR  
Fred E. Curry (SEAL) LESSEE  
Mabel E. John (SEAL)  
(SEAL)

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(SEAL)