

DEC 8 2 20 PM 1960

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE AGREEMENT

WHEREAS, I, James K. Apostolou, being the owner of that certain two story brick mercantile building located at 217 South Main Street in the City of Greenville, State and County aforesaid, and also the former owner of that certain business operated therein and known as the Central Restaurant, have, by my certain Bill of Sale of even date, sold said business to James J. Pappas and James J. Bikas, and,

WHEREAS, in part consideration therefor, the said James J. Pappas and James J. Bikas have, of even date, executed and delivered to me their certain note in the sum of Ten Thousand and No/100 (\$10,000.00) Dollars, secured by their certain purchase money chattel mortgage, and,

WHEREAS, it is my intention to lease said building in which said business is now located to the purchasers of same upon the following terms and conditions, to-wit:

THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That I, James K. Apostolou, for and in consideration of the rental hereinafter mentioned, have bargained, rented and released, and by these presents do grant, bargain and lease, unto the said James J. Pappas and James J. Bikas, Lessees, for use and occupancy of and for the operation of a retail restaurant, the first or ground floor of that certain brick mercantile building located at 217 South Main Street in the City of Greenville, State of South Carolina, for the term of eight (8) years, beginning July 1, 1960, and terminating June 30, 1968. The said Lessees, in consideration of the use of said premises for said term, promise to pay to the Lessor the sum of Twenty-one Thousand Nine Hundred and No/100 (\$21,900.00) Dollars, payable, in advance, on the first day of each and every month hereafter, during the term of this lease, such monthly installments being the sum of Two Hundred and No/100 (\$200.00) Dollars, each, during the first two (2) years of this lease; Two Hundred Twenty-five and No/100 (\$225.00) Dollars monthly during the following

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