LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

I Eugenia A. Manos, widow 4-49 lessor,

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Lillie Sasso (Mrs Pete Sasso) lessee,

for the following use, viz.: for Cafe Business only

the Store Room numbered 0 & 2 and 4 West Washington Street in City and County of Greenville, South Carolina, also property herein after stated

for the term of one (1) year beginning February 1, 1940 and ending December 31st, 1940

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 ($75.00) Dollars

per month payable monthly, one the 1st day of each month during the life of said lease beginning on February 1st, 1940.

The lessee hereby agrees to make the building fast as is stands unless otherwise agreed upon in writing, and the lessee only requires 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 on the premises wanted 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.

The lessee also assumes, also, all furniture and fixtures of every kind on said premises.

STATE OF SOUTH CAROLINA
County of Greenville

Personally appeared before me Lillie Sasso who being duly sworn deposes and says that he is the bona fide owner and holder of the within lease mortgage that the same has not been assigned hypothecated or otherwise encumbered and that the same has been lost or destroyed and after diligent search cannot be found. That deponent has full authority to make the lease cancelled of record.

Sworn to before me this 4 day of March 1949

Eva Shelton
Notary Public for S. C.

Filed for record ___ day of ___ 19___ ___ o'clock ___ M.

To Have and to Hold the said premises unto the said lessee Lillie Sasso (Mrs Pete Sasso) executors and 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 three (3) 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 three (3) 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 27th day of December 1939

Witness:
William Kennedy
W. H. Curry

Mrs. Eugenia A. Manos (SEAL)
Mrs. Lillie Sasso (SEAL)
or Mrs. Pete Sasso (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes William Kennedy and makes oath that he saw the within named Eugenia A. Manos and Lillie Sasso (Mrs. Pete Sasso) sign and seal the within written instrument, and that he with W. H. Curry witnessed the execution thereof.

Sworn to before me this 27th day of December 1939
Terry A. Tripp (L.S.)
Notary Public, S. C.

William Kennedy

S. C. Stamps $ 4 and 36 cents

Recorded December 28th 1939 at 1:35 o'clock P. M.

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