TITLE_TO_REAL_ESTATE

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE.

LEASE

Warthen, Inc., a corporation under the laws of the State of South Carolina, hereinafter called the Lessor, in consideration of the rental and other considerations hereinafter mentioned, has granted, bargained, and released and by these presents does grant, bargain and lease unto Nick Psillas and Nick Brown, hereinafter called the Lessees, the following described property on the South side of West Washington Street in the City and County of Greenville, South Carolina:

The ground floor of property known as 111 West Washington Street and being the same located now occupied by the Postal Telegraph Company, for the following uses, viz: A hat cleaning business; the sale of newspapers and magazines and general publications; a shoe shine business and other businesses closely connected with the above.

For the term of Five (5) Years commenting February 1, 1944 and the said Lesses in consideration of the use of said premises for the said term, promise to pay the said Lessor the sum of One Hundred Dollars (\$100.00) per month, parable monthly in advance on the first of each and every month, the first payment to be made on February 1, 1944.

The Lessees hereby agree to take the building as At now stands with the exception that the Lessor agrees that he is to furnish a suitable back door to said premises. The Lessor agrees to repair the roof should it leak, but it is fully agreed by the Lessees that the roof is considered sound and that the Lessor is not to pay any damages from leaks should any occur. The Lessees agree that any and all repairs desired by them shall be mareo by them at their own expense and 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 to surrender the said premises on the expiration of the term in as good a condition as they now are, ordinary ware and tare excepted.

Use of the premises for any business other than herein called for, without the written consent of the lessor, shapp cause this lease to be cancelled if the Lessor so desires and gives written notice of sensor

The Less are given the right to assign this lease to subrent but in all cases they are to remain bound to the Lessor according to the terms of this lease.

equipment placed upon the premises by the Lessees or their Assignment and that the said fixtures and equipment are hereby assigned to the bessor as security for the faithful performance by the Lessees of the terms of this lesses were

It is further understood and agreed that if the business of the Lessees is discontinued or the premises vacated before the expiration of this lease, or should the rent become thirty (30) days in arrears, then the whole of the unexpired time becomes immediately due and payable or the Lessor may cancel and terminate this lease at its option.

The Lessees further agree that if the insurance rate on said premises be increased by reason of the occupancy of the Lessees, that they will pay to the Lessor the amount of the increases costs of the insurance carried by the Lessor on said building. Said insurance not to apply in excess of Ten Thousand Dollars (\$10,000.00) insurance now carried by the Lessor.

To Have and to hold the said premises unto the said Lessees, their Executors or Administrators for the said term. It is agreed that the destruction of the premises by fire or making them unfit for occupancy from other casualties, shall terminate this lease if the Lessor so desires.

The Lessees hereby acknowledge having a duplicate of this lease. Witness our hands and seals this the 15th day of December, 1943.

Witnesses:

W. D. Workman
Ida Cunningham

Warthen, Inc.

BY: W. J. Sullivan (SEAL)

President - Lessor

Nick Psillas

Nick Brown

Lessees

State of South Carolina, County of Greenville.

Personally appeared Ida Cumingham and made oath that she saw, the within named Warthen, Inc., by W. J. Sullivan, Pres. and Nick Psillas and Nick Brown sign and seal the within written lease and that she with W. D. Workman witnessed the execution thereof.

Sworn to before me this the 15th day of December. 1943.

W. D. Workman (L. S.)

Ida Cunningham.

Notary Public for South Carolina.

S. C. Stamps \$2.40

Recorded December 15, 1943 at 10:44 A. M. #12295 BY:E.G.