State of South Carolina

County of Greenville









Constantia Rigakos, by her agent, Nick Regas,

lessor

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

Leola M. Friestrom argain, and lease unto

ian 19 3 47 fm 1203

for the following use, viz.: cafe or restaurant

The PACIFIC CONTRACTOR

for the term of Two (2) years, commencing January 1, 1953, and expiring December 31, 1955

and the said lessey

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

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. 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 had been desired as the lessor and the lessor had been desired as the less 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.

The privilege is given to the lessee to extend for a period of three (3) additional years, commencing January 1, 1955, for a rental of One hundred (\$100.90) dollars per month, payable on the first day of each month in advance, all other terms of this lease to remain in effect during such renewal period. If said option is exercised, the lessee shall give the lessor thirty (30) days written notice in advance on or before December 1, 1954.

The filing of a petition in bankruptcy or any proceeding involving insolvency shall terminate this lease at the option of the lessor.

The lessor may cancel this lease upon the lessee becoming one (1) month in arrears in rent.

This lease may not be assigned nor may the lessee sublet, except upon the written consent of the lessor. Lessee agrees to carry plate glass insurance.

The lessee shall keep the premises, including the yeard, clean at all times.

This lease may be terminated upon breach of any term contained herein.

tassacrave and the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one 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.

day of

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 15th

January

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Constantia Rigakos rich I Cagas

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