

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

This lease made and entered into by and between E. Howard, hereinafter referred to as the Lessor, and Tom Cavalaris, hereinafter referred to as the Lessee, witnesseth:

That in and for the consideration hereinafter expressed the Lessor agrees to lease to Lessee that certain building situate on West Washington Street in the city and county of Greenville, South Carolina, and being the premises now occupied as a barber shop by Smith, for a term of five years, commencing when possession of said premises is given to the Lessee.

In consideration for said premises, the Lessee agrees to pay to the Lessor as rent therefor the sum of ninety dollars per month for the first two and one-half years and one hundred dollars per month for the last two and one-half years for said term, said rent to be payable monthly in advance.

It is understood and agreed that this lease is subject to the Lessee's being able to obtain a license for the purpose of operating upon said premises a retail liquor store.

It is understood and agreed that the Lessee will not operate upon said premises a restaurant or sell upon said premises any item that is sold in the premises next door.

It is understood and agreed that if the Lessor is able to obtain possession of said premises prior to January 1, 1947 said lease will become effective as of the date he obtains possession.

It is understood that the Lessee shall have the right to assign this lease or sublet said premises in the event his health becomes such as to prevent his operating a business but in the event said lease is assigned or said premises sub-leased Lessee herein shall continue to be responsible for the rent.

It is understood and agreed that the Lessor will keep the roof in a reasonably good state of repair but the Lessee will keep the remainder of said building in repair and will furnish all water, lights and heat for said premises at his own expense.

In the event the Lessee desires to make any changes or alterations in said premises, same shall be done at his own expense.

Witness the hands and seals of the parties this 5th day of September, 1946.

Witnesses:

D. B. Leatherwood
Mary S. Wilburn

E. Howard (SEAL)

Lessor

Tom S. Cavalaris (SEAL)

Lessee

OK to such lease to Emanuel Paurois - Lessee still to be responsible for rent
E. Howard

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PERSONALLY appeared before me D. B. Leatherwood and made oath that he saw the within named E. Howard, Lessor and Tom Cavalaris, Lessee, sign, seal and, as their act and deed, deliver the within instrument for the uses and purposes herein mentioned, and that he with Mary S. Wilburn witnessed the execution thereof.

Sworn to before me this
27th day of August, 1947.

D. B. Leatherwood

Mary S. Wilburn (L.S.)
Notary Public for S. C.

S. C. Stamps \$2.16

Recorded August 27th, 1947, at 4:48 P.M. - #16813

BY: CES