

Form No. 250 - Lease (City Property) W. A. Rye & Co., Office Supplies, Greenville, S. C.

FILED GREENVILLE CO. S. C.

State of South Carolina,

County of Greenville

NOV 20 2 40 PM 1947

G.M. Attaway, Agent for E.M. Greene, E.C. Attaway and J.L. Greene lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Harry N. Katsios

for the following use, viz.: Any legal business, the first floor of the building located at 10 N. Laurens St., Greenville, S.C.

space which is hereby leased is now occupied by Frank's Cafe for the term of five (5) years, beginning January 1st, 1946 and ending December 31st, 1950 (This lease is for a period of five (5) years)

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 Five Thousand Seven Hundred Fifty One (5,751.00) Dollars per for said five (5) years payable monthly in advance at the rate of \$95.85 per month

The lessee hereby agree to take the building just as it stands unless otherwise agreed upon in writing, 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.

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.

It is understood and agreed that the sum of One Thousand and No/100 Dollars has been paid on the above lease which is in addition to the above stated rent, receipt whereof is hereby acknowledged. It is also understood and agreed that possession of the above described premises shall be delivered as soon after Dec. 31, 1945 as possible, the above stated rent not to begin until possession is actually obtained; failure to deliver the premises within a reasonable time after January 1, 1946 may warrant the lessee herein the privilege of cancelling this lease and obtaining refund of the \$1000.00 payment thereon, without further liability to either the lessor or the lessee on account of this lease.

To Have and to Hold the said premises unto the said lessee his executors or administrators for the said term.

but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or 10 days 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.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 23rd day of February, 194 5

Witness: E.M. West, D.R. Cain

E.M. Greene (SEAL), E.C. Attaway (SEAL), J.L. Greene (SEAL), Harry N. Katsios (SEAL) Agent as Lessee