



FILED  
GREENVILLE CO. S. C.  
DEC 28 11 26 AM 1948  
R. M. C.  
W. J. FARNSWORTH  
W. J. FARNSWORTH

STATE OF SOUTH CAROLINA, )  
COUNTY OF GREENVILLE. )

LEASE  
That I, W. J. FARNSWORTH

KNOW ALL MEN BY THESE PRESENTS, that

HAMMOND, hereinafter referred to as the Lessor, in consideration of the rental hereinafter mentioned, have granted, bargained and released, and by these presents do grant, bargain, and lease unto STANLEY FLAGIANIS, hereinafter referred to as the Lessee, for use as a Restaurant, the building located at No. 19 Augusta Street, Greenville, South Carolina, from the date hereof until January 14th, 1956, and the said Lessee, in consideration of the use of said premises for said term, promises to pay to said Lessor the sum of One Hundred and Twenty-five (\$125.00) Dollars per month, payable monthly in advance on the 15th day of each succeeding month, during the entire period of this lease.

Lessee hereby agrees to take the building just as it stands and all improvements shall be made by the said Lessee.

Lessor will, at her own cost and expense, maintain the exterior of the building, including floor foundations, roof, outside walls, and downspouts, in good and tenantable condition and repair, except that the Lessee shall be liable for the cost of all repairs made necessary by reason of any act or omission of the Lessee.

The Lessee is to have the privilege of using the stairway from the first floor to the basement, and sufficient space in which to store his coal, but this lease does not include the remaining portion of the basement of said premises.

It is hereby made an express condition of this lease, which if broken shall terminate the same, that the said Lessee agrees that so long as he is in possession of the said premises, no liquor shall either be sold, stored, or kept upon the said premises by said Lessee or any of his agents.

The premises shall not be sublet by the Lessee without the written consent of the Lessor, but such written consent shall not be unreasonably withheld.

TO HAVE AND TO HOLD the said premises unto the said Lessee for said term.

The destruction of the said premises by fire, making