

The State of South Carolina, }
COUNTY OF Greenville

Kerr Wilson lessor

in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto John J. Sass Sr.

lessee the first floor of #213 West Washington Street

for the term of five (5) years.

and the said lessee in consideration of the use of said premises, for, the said term, promise to pay the said lessor the sum of \$75.00 Dollars

per month payable 15th of each month, beginning February 15th, 1949. \$75.00 per month for the balance of 1949, and the rent to be \$100.00 per month beginning 1950 and for the next four years, to remain at \$100.00 per month. Rent to begin February 15th, 1949 and to terminate February 15th, 1954.

Lessee, reserves the right to sub lease said building. (store)

Said building to be used for Restaurant or Cafe, or any business, except liquor store.

A payment of \$25.00 to bind contract and the balance of \$50.00 rent to be paid upon delivery of said lease.

To Have and to Hold the said premises unto the said lessee Kerr Wilson executors, administrators and assigns for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it give to the other party one months written notice, previous to the time of the desired termination. But the

destruction of the premises by fire or other casualty, or one months arrear of rent, shall terminate this lease. 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 unavoidable accidents, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor.

Witness our hands and seals, the 9th day of Feb. 1949

Witness:

W. E. Curry
Walter S. Gorman
W. E. Bucher
W. J. S. C.

Kerr Wilson (SEAL)
John J. Sass Sr. (SEAL)

For Assignment of Lease See Deed Book 397 Page 328

1 month notice of termination of lease only after the term of lease expires
W. A. Seybt & Co., Inc.
GREENVILLE, S. C.

FILED
GREENVILLE CO. S. C.
MAR 9 9 21 AM
OFFICE FARMERS & MERCHANTS BANK