

DEC 14 10 31 AM



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE, AGREEMENT

THIS LEASE AGREEMENT entered into this 28th day of October, 1959, by and between Jamile J. Francis, hereinafter referred to as Lessor, and Vince J. Perone and EMIL FRITZ, doing business as PERONE'S DELICATESSEN, hereinafter referred to as Lessee,

WITNESSETH:

WHEREAS, the Lessor is the owner of a certain parcel of land on South Pleasantburg Drive, Greenville, S. C., more fully described hereafter; and

WHEREAS, the Lessee is desirous of leasing and the Lessor is willing to lease said premises upon the terms and conditions hereinafter set forth;

NOW, THEREFORE, for and in consideration of the premises herein contained and the payment of the rentals hereinafter provided, the parties hereto agree as follows:

The Lessor represents that he does own the property hereinafter described and does hereby demise and lease the same unto the Lessee:

That certain one story brick building designated by City enumeration as 25 South Pleasantburg Drive, Greenville, S. C., said building having the shape of an "L" and being 16½ feet in width at the front, having a depth of 70 feet on the southerly side, on the northerly side having two common walls with the building leased to Gregory's Dry Cleaners, 40 feet and 16½ feet, respectively, and extending to the rear of the Gregory building a distance of 30 feet.

TERM

The Lessor does hereby lease and demise the said premises to the Lessee, its successors and assigns, for a term of six (6) years from the first day of November, 1959, to the thirty-first day of October, 1965, both dates inclusive.

RENTAL

As rental for the demised premises the Lessee shall pay unto the Lessor the total sum of Eleven Thousand Nine Hundred Forty and no/100 (\$11,940.00) Dollars, said amount to be paid as follows: \$150.00

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