

(Lease 75 ¢)

The State of South Carolina,

This Indenture, made and concluded at Greenville, S.C. this 22nd, day of January, nineteen hundred and twelve by and between A.K. Manos & J.P. Alexas, the Lessors on the first part and A.K. Manos, J.P. Alexas and L.G. Stavron, as Greenville Fruit Co., the Lessee- on the second part, Witnesseth. That the said Lessors have granted and leased, and by these presents doth grant and lease, unto the said Lessees, the store room, belonging to said Lessors situated at 404 South Main Street, Greenville S.C. according to the Street enumeration of said City and being the same store-room now occupied by the said Lessors, and known as the Manos & Alexas building with all the appurtenances thereunto belonging:

To have and to hold, the said premises unto the said Lessees and their executors, administrators and Assigns, for the full term of Five (5) years, commencing on the first day of September, 1911 and ending on the thirty-first day of August, 1916, yielding and paying at the rate of Three hundred and no/100 Dollars per annum, payable in monthly installments of Twenty-five and no/100 Dollars beginning on the first day of October, 1911 and on the first day of each successive month thereafter during the continuance of this lease. And the said Lessees, for and in consideration of the above letten premises, doth covenant and agree to pay to the said Lessors, the above stipulated rent, in the manner herein required. And it is further agreed that unless one months notice, in writing, begiven, previous to the expiration of the period herein specified by the Lessors to the Lessees of their desire to have possession of the premises or to change the conditions of the Lease after such expiration; or the like notice be given by the Lessees to the Lessors of their intention to vacate the premises after such expiration; then it is hereby agreed that this Lease will be considered as extending and binding in all its provisions for one year after such expiration; and so to continue from year to year, until such notice be given by either party, previous to the expiration of such extended term. But the destruction of the premises by fire, or by any other casualty, shall terminate this agreement. And it is mutually understood that the Lessees shall make no repairs at the expense of the Lessors and any alteration or improvements desired by the Lessees at their own cost, must be done under the written sanction of the Lessor and all such alterations or improvements shall be surrendered to the Lessors on the Lessees removal. The Lessees shall make good all breakage of glass and all other injuries done to the premises during their tenancy, excepting such as are produced by natural decay and unavoidable accidents. And it is further stipulated and understood, by the parties to these presents, that if One months rent shall at any time be in arrear and unpaid the Lessors shall have the right to annul and terminate this lease, and it shall be lawful for them to re-enter and forthwith re-possess all and singular the above granted and leased premises.

In Witness Whereof, the parties do hereunto set their hands and seals thie 22, day of January 1912.

Signed, sealed and delivered in presence of:

Oscar K. Mauldin,

R.A. Black.

A.K. Manos, (Seal)
John P. Alexas, (SEal)
Louis Stavron, (Seal)
Manos & Alexas, By J.P. Alexas, (Seal)
Greenville Fruit Co., (Seal)
By A.K. Manos.

State of South Carolina,
Greenville, County.

Personally appeared R.A. Black who upon oath says that he saw J.P. Alexas, A.K. Manos, L.G.- Stavron, Manos & Alexas & Greenville Fruit Co., sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with Oscar K. Mauldin witnessed the same.

Sworn to before me, this 23rd,
day of Jan. A.D. 1912.

Oscar K. Mauldin, (SEal)
Notary Public S.C.

- R.A. Black