

STATE OF SOUTH CAROLINA, }

COUNTY OF Greenville

W. C. Cleveland (F. Scott Davenport Agent) lessor

in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto George Robates and James Stathos lessee for the

following use viz: My Cafe located at 101 1/2 East McRee Ave Greenville South Carolina

for the term of Two (2) years from date beginning on October 1st, 1931

and the said lessee, in consideration of the use of said premises for the said term, promise to pay to the said lessor the sum of Forty \$40.00 Dollars,

per month payable between the 1st and 10th of each calendar month

The Lessee hereby agree to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered round, and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing. If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable. No trade 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. The lessee agrees to keep the built in good repair and at no time to interfere with the garage that is now occupied by H. S. Lumsford (known as Lumsford Garage). The lessee is to be held responsible for plate glass and other repair that the fault might need.

TO HAVE AND TO HOLD, the said premises unto the said lessee, George Robates and James Stathos 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 arrears of rent, shall terminate this lease. The lessee, if the lessor so desire, 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, nor subrent without the lessor's written consent.

Witness our hands and seals, the 19th day of August, 1931.
Witness: George J. Lumsford (SEAL) James Stathos (SEAL)
Anna Stathos (SEAL) George Robates (SEAL)
W. C. Cleveland (SEAL)
Per F. Scott Davenport, Agt.

STATE OF SOUTH CAROLINA, }
County of Greenville }
PERSONALLY comes George J. Lumsford and makes oath that he saw the within named George Robates and James Stathos sign and seal the within written instrument, and that Anna Stathos he, with Anna Stathos witnessed the execution thereof.

Sworn to before me, this 19th day of August, 1931.
F. Scott Davenport Notary Public, S. C. George J. Lumsford

Recorded Sept 2nd, 1931, at 4:25 P.M.

State of South Carolina, County of Greenville. Personally appeared before me James Bonnellis and made oath that he saw the within named F. Scott Davenport, Agent for W. C. Cleveland sign seal and deed, deliver the within instrument and that he will not be sworn to the contrary. The foregoing is a true and correct copy of the original as shown to me. Witness my hand and seal of office this 19th day of August, 1931. James Bonnellis, Notary Public, S. C.

STATE OF SOUTH CAROLINA, }

COUNTY OF Greenville

J. H. Dickson and Mrs. J. H. Dickson lessor

in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto S. E. Reeves lessee the

Residence of The Lessor located on South End Avenue, City of Greenville

for the term of One Year, commencing June 1, 1931 and ending May 31, 1932, provided that in the event the lessee is transferred from Greenville by his employer this lease will be automatically terminated

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

per month payable semi-monthly in advance on the 1st and 15 of each and every month, except for the month of June 1931, which shall be due and payable \$20.00

June 15, 1931 and \$20.00 July 1st, 1931.

This lease is also conditioned upon the lessor selling the property prior to the termination hereof, and in the event it is sold the lessee will have to make such arrangements as he sees fit with the new owner.

TO HAVE AND TO HOLD, the said premises unto the said lessee, his 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 arrears of rent, shall terminate this lease. The lessee, if the lessor so desire, 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. Signed in duplicate.

Witness our hands and seals, the 30 day of May, 1931.
Witness: Fannie League (SEAL) S. E. Reeves (SEAL)
Ann Ligon (SEAL) Mrs. J. H. Dickson (SEAL)
J. H. Dickson (SEAL)
S. C. Stamps 12-0

STATE OF SOUTH CAROLINA, }
County of Greenville }
PERSONALLY comes Fannie League and makes oath that he saw the within named J. H. Dickson sign and seal the within written instrument, and that Ann Ligon he, with Ann Ligon witnessed the execution thereof.

Sworn to before me, this 30 day of May, 1931.
Jas. B. League Notary Public, S. C. Fannie League

Recorded September 18th at 9:20 A.M.