

State of South Carolina  
County of Greenville.

This indenture, made and concluded at Greenville S.C. this 19th day of May 1922 by and between J. O. Sloman, lessor, of the first part, and A. J. Theodore, the lessee of the second part.

Witnesseth;

That the said J. O. Sloman has granted and leased and by these presents do grant and lease unto the said A. J. Theodore his executors, administrators and assigns the room on West Coffey St. Greenville S.C. known as 111½ and also known as the Capital Cafe Room with all the appurtenances thereto belonging.

To have and to hold, the said premises unto the said A. J. Theodore, his executors, administrators and assigns, for the full term of sixteen (16) months commencing on the 1st day of June 1922 and ending on the 30th day of September 1923 yielding and paying therefor at the rate of One Hundred and Fifty (150.00) Dollars per month payable on the 1st day of each month in advance.

And the said A. J. Theodore his executors, administrators and assigns for and in consideration of the above letten premises do covenant and agree to pay to the said J. O. Sloman, his executors, administrators and assigns, the above stipulated rent, in the manner herein required, and further agree with the said J. O. Sloman that he will use the said premises for the sole purpose of conducting a restaurant, fruit stand, soft drinks and Cigare; failure to observe this part will make the whole of the agreement null and void. And the said A. J. Theodore further agrees that he will <sup>make</sup> good all breakage of glass and other injury done the said premises except that caused by natural wear and decay.

And further it is stipulated and understood by the parties by these presents, that if one month's rent shall at any time be in arrear and unpaid the lessor shall have the right to annul and terminate this lease.

It is further agreed and understood that the

lessee shall not assign or sublet the premises without the written consent of the lessor.

In witness whereof, the said parties have hereunto interchangeably set their hands and seals, the day and year first above written.

Signed, sealed and delivered in the presence of  
John R. Batie  
H. C. McKnight

J. O. Sloman (Seal)  
A. J. Theodore (Seal)

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I solemnly appeared before me John R. Batie and made oath that he saw the within named J. O. Sloman and A. J. Theodore sign, seal and as their act and deed deliver the within written instrument for the purposes therein stated, and that he with H. C. McKnight witness the execution thereof.

Sworn to before me this 25th day of May 1922  
H. C. McKnight (Seal)  
Notary Public for S.C.

John R. Batie

Recorded May 26th, 1922