

State of South Carolina,
County of Greenville. In Duplicate

J. M. Keith, Lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain and lease unto A.K. Menos, George P. Menos and Pate Menos, engaged in business as Menos and Menos, Lessees the two-story brick building, No. 612 Pendleton Street in the City and County of Greenville, and in the State of South Carolina, for the term of five (5) years, beginning February fifteenth, 1930 and ending February fifteenth, 1935, and the said lessees in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of one hundred (\$100.00) Dollars per month payable on the fifteenth day of each month during said term of lease (but no rent is to be paid during time lessees are out, should building be destroyed by fire or other casualty & while being rebuilt) The lessees hereby agree to take the building just as it stands unless otherwise agreed upon in writing and the lessees only require of the lessor the use of the premises for the business mentioned but no other. The Lessees to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. 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. Outside 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. It is agreed and understood by and between lessor and lessees that the premises herein leased are not to be sub-leased or sub-let without written notice given by lessees to lessor and the consent of lessor to such sub-letting or sub-letting be first obtained in writing. Lessees, as part of consideration, agrees to furnish materials for and construct, all at their own expense, a twenty-foot long, one-story addition onto the rear of said buildings as it now is, making the building twenty feet longer, but with no partition between present part and also agree at their own expense to place a gum (wood) floor in the portion of building as at present constructed and to place a cement floor in the twenty feet addition to be constructed by them, and all of this work to be done immediately. Lessees also agree to keep building and premises herein leased repaired and to make all needed and necessary repairs during the term of this lease as hereinabove indicated, all at their own expense, and to do said repairing immediately upon the necessity therefor. In case of destruction by fire or other casualty, lessor agrees to rebuild premises with same dimensions as at time of destruction and within a reasonable time thereafter and to continue this lease. To have and to hold the said premises unto the said lessees hereinabove named, their executors or administrators 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 after the expiration of the term above mentioned given to the other party six (6) months written notice previous to the time of the desired termination. One month arrear of rent, shall terminate this lease, if the lessor so desire. The lessees agrees 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 nor sub-rent without the lessors written consent. The Lessors hereby acknowledges having a duplicate of this lease.

(The words "or other casualty" after "fire" on 16 and 41 lines written in before signing).

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Witness our hands and seals the 12th, day of June, 1925.

Witnesses:
 J.M. Keith (Seal)
 W.H. McKinney Menos & Menos (Seal)
 W.D. Whitaire. By A.K. Menos (Seal)

State of South Carolina,
County of Greenville.

Personally comes W.D. Whitaire and makes oath that he saw the within named J.M. Keith and Menos & Menos by A.K. Menos sign and seal the within written instrument, and that he with W.H. McKinney witnessed the execution thereof.

Sworn to before me this 16th,
 day of June, 1925. W.D. Whitaire
 W.H. McKinney (L.S.)
 Notary Public, S.C.

Recorded June 18th, 1925 at 11:50 A.M.

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