

State of South Carolina,
County of Greenville.

Know all men by these presents; That, Manos and Manos, composed of A.K. Manos, Pete Manos, and George P. Manos, lessors, have granted, bargained, and leased, and by these presents do grant, bargain and lease unto D.J. Knight, lessee, the store room located at #120 on the East side of North Main St., in the City of Greenville, State of South Carolina, for the term of one (1) year, beginning January 1st, 1926 and ending December 31, 1926, said premises to be used by the lessee for the purpose of running a barber shop and no other purpose.

And the lessee in consideration of the use of the said premises for the said term, promises to pay the lessor the sum of: Twenty-four hundred and no/100 dollars payable as follows: Two hundred and no/100 dollars (\$200.00) on January 15, 1926, and Two hundred and no/100 dollars on February 1, 1926, and a like sum on the first (1st.) day of each month thereafter during the life of this lease. The lessee further promises to pay eight (8) per cent interest on all past due or accelerated installment payments and in case of such default ten (10) per cent attorneys fees for collection and in addition thereto a reasonable attorneys fees for any litigation concerning the collection of the said amounts arising under this lease. To have and to hold the said premises unto the said lessee, his heirs, executors and administrators for the said term.

It is further covenanted and agreed between the parties:

1. That this lease shall be terminated on the day specified, without notice; ~~but should both parties treat the lease as continuing, it shall be considered a lease from year to year upon the same terms as is herein expressed.~~

2. That this lease shall be terminated upon the destruction of the premises by fire or other casualty. And the lessee covenants and agrees:

1. That the premises shall be used for no other purpose except that of conducting a barber shop.

2. That the premises cannot be sublet in any manner whatsoever, except upon the written consent of the lessor.

3. That he in his own right owns all the barber shop equipment now in said shop and there is no indebtedness or taxes due thereon except - none.

4. That upon default of any payment of rent for five (5) days, or upon sale of the property covered by this instrument either by legal or private sale, or upon breach of any of the agreements on the part of the lessee, or upon default in the payment of a note for Three hundred eighty and no/100 Dollars (\$380.00) of even date, given to the lessor and secured by a mortgage over the property covered by this instrument, the lessors may at their option accelerate the payment of all future amounts and upon such option the full rent for the balance of the year shall become immediately due and payable.

6. That in addition to his rights as landlord, the lessors have conferred upon them by this instrument a lien upon all furniture, fixtures, and equipment upon the said premises or hereinafter to be placed thereon, securing the full performance of all the promises, agreements, covenants or contracts contained in this instrument; part of the property covered by this lien is described as follows:

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Four Koken Barber Chairs
Three Hercules Barber Chairs
One eight mirror mahogany work stand
Seven lavatories
Four Settees
One shoe shine stand
One National Cash Register
One stove and hot water heater
Two sprays for shower bath
Four chairs
Two ceiling electric fans.

The lessee 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 and unavoidable accidents, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessors.

Witness our hands and seals this the 28 day of December 1925.

Witness:

John E. Johnston

D.R. Cain.

D.J. Knight (Seal)

Manos & Manos (Seal)

By A.K. Manos (Seal)

State of South Carolina,
County of Greenville.

Personally comes D.R. Cain and made oath that he saw the within named D.J. Knight and Manos and Manos by A.K. Manos sign and seal the within written instrument and that he with John E. Johnston witnessed the execution thereof.

Sworn to before me this 28th,

day of December 1925.

John E. Johnston (L.S.)

D.R. Cain

Notary Public, S.C.

Recorded December 28th, 1925 at 4:30 P.M.

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