

State of South Carolina,  
County of Greenville.

W. C. Gibson Agent, lessor in consideration of the rental herein after mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto George Mundis, Frank Kastenis and Perceles Savie Store Room now occupied by the New York Cafe, on the corner of Coffee & Laurens Sts. in City of Greenville, including the Barber Shop, for the term of five years, beginning Jan 1st 1928 and ending Dec 31st 1932, 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 Two Hundred & Twenty-Five Dollars per month, for the first two years, and two hundred and fifty dollars per month for the next three years, payable monthly in advance.

The lessees hereby agree to take the building just as it stands unless otherwise agreed upon in writing, and the lessees only require <sup>of the lessor</sup> 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 sound and the lessor not to pay any damages from leaks should any occur. Use of the 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 this 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.

To Have and to Hold the said premises unto the said lessees their executors or administrators for the said term. But the destruction of the premises by fire or making it unfit for occupancy or other casualty or months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee 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 agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessor's written consent.

"Over"