

State of South Carolina }  
County of Greenville }  
L.C. Stamps 688  
A government

This Indenture made and entered into this the 1st day of August, 1927 by and between U. H. Manos, George P. Manos, and Pete Manos, hereinafter called parties of the first part, and James Kehas, hereinafter called party of the second part.

Whereas the parties of the first part are owners of an undivided one-half interest in the following described property (Sam Konduras being the owner of the other undivided one-half interest) and this indenture being made with his consent and approval:

2 ceiling electric fans, 4 electric light fixtures, 1 8-foot candy case, 1 6-foot cigar case, 1 National Cash Register, one beer cooler, 1 stove heater, 1 marble top lunch counter, 1 stool, 1 soda water ice box, 1 dining pot, 1 gas boiler, 1 refrigerator, 1 coffee maker and all other fixtures, implements of trade, and all stock of goods that are now situated in a storeroom located at #109 College Street, Greenville, S.C., known as "Lunch Room".

And whereas the party of the second part is desirous of purchasing from the parties of the first part all of their undivided one-half interest in the above described property, said party of the second part is also desirous of leasing the undivided one-half interest of the parties of the first part in and to the building situated at #109 College St., known as "Lunch Room", said building being owned by the parties of the first part and the aforesaid Sam Konduras, for a period of five years, and the party of the second part being further desirous of giving to the parties of the first part a mortgage on the above described goods, chattels, etc., the following is the agreement entered into:

The parties of the first part hereby grant, bargain and sell to the party of the second part all of their undivided one-half interest in and to the good will of the business carried on in aforesaid storeroom and all fixtures, implements of trade, good will, etc., described above. And the party of the second part in consideration

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of the above premises to pay to the parties of the first part the sum of fifteen hundred (\$1500) dollars payable fifty (\$50) dollars per month on or by the 10th day of each month, beginning September 10, 1927, with interest at 8% from date, as evidenced by a promissory note of even date, which note is made a part of this contract.

The parties of the first part in consideration of the rent hereinafter reserved and agreed to be paid by the party of the second part, do hereby rent and lease to the said party of the second part their undivided one-half interest in the premises and storeroom located at #109 College St. for a period of five years, the term commencing Aug. 1, 1927, and ending July 31, 1932.

The party of the second part accepts this lease and agrees to pay to the parties of the first part the sum of thirty-seven hundred fifty (\$3750.00) dollars in monthly installments of sixty-two and 5/100 (\$62.50) dollars due and payable on the tenth day of each month in advance. He also agrees to pay an additional amount of 10% of amount due if default is made and attorney's fees in case collection is made through an attorney.

It is agreed that upon failure of the party of the second part to pay in full any sum of money which may be due by him under this instrument, or to comply with any other of the terms, conditions or agreements of this instrument, the parties of the first part shall have the right to declare this lease to be at an end and may at their option accelerate the payment of all future amounts due under this instrument.

The party of the second part agrees that if the business is discontinued or the premises vacated before the expiration of the lease then the lessor may at their option declare the lease to be at an end and may at their option accelerate the payment of all future amounts under this instrument.

The parties of the first part agree to repair and keep in repair as well as the

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