

State of South Carolina

County of Greenville

This indenture made at Greenville in the County and State aforesaid, by and between, A.A. Odum of Greenville, S.C. Lessor, and Harry Dennis, George Valkanas, and Harry N. Katsios, partners, Lessees, of Greenville, S.C.

Witnesseth:

That the said Lessor has granted and leased, and by these presents does grant and lease unto the said Lessees that portion of a certain building on South Main Street, in the City of Greenville, County and State aforesaid, and now occupied by George Valkanas and Harry N. Katsios as a Sandwich Shop, and being known as the Northern part of No. 132 South Main Street according to the enumerations of said City, with all the appurtenances thereto belonging.

To have and to hold the said premises unto the said Lessees, their successors and assigns for the full term of four years and four months, commencing on the 15th day of October, 1929, and ending on the 16th day of February, 1934, yielding and paying at the rate of Seven thousand Four Hundred Dollars (\$7400.00) over the entire period, payable in monthly installments as follows: One hundred and twenty five (\$125.00) Dollars per month for the first four months beginning October 15th 1929 to February 16th 1930; One Hundred Thirty Seven Dollars and fifty cents (\$137.50) for the following two years beginning February 16th 1930 to February 16th 1932; One Hundred and fifty Dollars (\$150.00) per month for the remaining two years, beginning February 16th 1932 and ending February 16th 1934.

And the said Lessees, for and in consideration of the above stipulated premises, do hereby covenant and agree to pay to the said Lessor the above stipulated rent in the manner herein required.

The destruction of the premises by fire or by any other casualty shall terminate this lease, and said Lessees do agree to reimburse said A.A. Odum for any liability incurred by him due to increase of insurance rates promulgated in this block.

And it is mutually understood that the Lessor shall make no repairs at the expense of the Lessees and any alterations or improvements desired by the Lessees shall be made at their own cost, and with the written consent of the Lessor, and all such alterations and improvements must be surrendered to the Lessor upon the Lessees' removal.

The Lessee shall make good all breakage of glass and all other injuries done to the premises during the term of this lease, such as are provided by natural decay and unavoidable accidents.

And it is further understood by the parties to 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 and it shall be lawful for him to re-enter and forthwith repossess all and singular the above granted and leased premises.

It is further agreed that in case the Lessee shall become insolvent or bankrupt proceedings instituted against them and a receiver appointed, said lease is to be terminated.

It is also understood and agreed that the Lessee is not to be responsible for any damages on account of leaks in the roof, sewer or gas pipe, or other leaks in said building if any kind during the continuance of this lease, provided however, that the Lessor agrees to repair any leaks in the roof of said building within a reasonable time after receiving notice thereof.

And it is further agreed that the Lessee may place in said building such fixtures as they may deem necessary for their business, and at the expiration of this lease, shall have the right to remove same, provided they do so within a reasonable time.

And it is mutually understood that the Lessees shall not have the right to assign this lease, or sublet the said premises without the written consent of the Lessor.

In witness whereof the parties do hereunto set their hands and seals, this 15th day of October, 1929

In the presence of:

Bludys Halcomb  
Vera Hallingsworth  
2020 1/4 002nd Floor

A.A. Odum L.S.

In the presence of:

Bludys Halcomb  
Vera Hallingsworth  
A.A. Lessee

Harry Dennis - L.S.  
George Valkanas - L.S.  
Harry Katsios - L.S.

State of South Carolina  
County of Greenville

Personally appeared before me Bludys Halcomb who being duly sworn says that he saw the within named Lessor A.A. Odum, sign, seal and deliver the foregoing instrument for the uses and purposes therein expressed.