

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

The Greenville News - Piedmont Company Lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

Louis Phillos Lessee,
for the following use, viz: Cafe and Restaurant

the store room at 13 West Washington Street, Greenville, S.C. including
for the term of five years, beginning January 1, 1937, and ending
December 31, 1941.

and the said lessee
in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of Two Hundred (\$200.00)

Dollars per month payable in advance for the year 1937 \$225.00 per month
for the year 1938, and \$50.00 per month for the years 1939, 1940, and 1941.
The lessee shall have first option to renew the lease for a period of
one additional year at a rate of \$300.00 per month provided notice in
writing shall be given 60 days before the expiration of the lease.
The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only requires of the lessor 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 the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the project or any other outside part of the building must be consented to by the lessor before being erected.

Witness my hand and seal this 27th day of May 1937.
Louis Phillos
Blue Ribbon Cafe, Inc.
13 West Washington St.
Greenville, S.C.
Louis Phillos

Do, have and to hold the said premises unto the said lessee, his assigns and recorded July 5, 1937
executors and 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 give to the other party one months written notice previous

to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one months absence of rent, shall terminate this lease, if the lessee so desires. The lessee agree to take and all damage 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 to the premises without the written consent of the lessor and agent without the lessor's written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals this 27th day of May
Witness: C. S. Wyche Ethel Hushey
The Greenville News - Piedmont Co. by Roger C. Peace
Louis Phillos (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes C. S. Wyche
and makes oath that he saw the within named The Greenville News - Piedmont Co. by Roger C. Peace,
President, Lessor, and Louis Phillos, Lessee.

sign and seal the within written instrument, and that he with Ethel Hushey witnessed the execution thereof.

Seem to before me this 27th day of May 1937
Ethel Hushey (L. S.)
Notary Public, S. C.

S. C. Stamps \$ 5 and 64 cents

Recorded Feb. 5th 1937 at 12:15 o'clock P. M.