

LEASE

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

Sam J. Konduras, A. H. Manor, J. K. Manor and Bessie J. Manor, lessors,  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

Sam J. Konduras lessee,  
for the following use, viz: Church Room, the building located at #109 College Street, in the City of Greenville, S.C.; the same building now occupied by "Ladies' Lunch Room."  
for the term of five (5) years, beginning August 1, 1937, and ending July 31, 1942

and the said lessee in consideration of the use of said premises for the said term, premises to pay the said lessor the sum of One Hundred and Fifty (\$150.00) Dollars  
per month payable in advance on the 10th of each month.

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require 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 lessee 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 on the premises named 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 purpose or any other outside part of the building must be consented to by the lessor before being erected.

The lessor agrees to keep in repair walls in the rear of the building has leased whereby all water may be kept out of the building, and hereby agree that if water overflow the building and damages the stock of goods or pictures by reason of their neglect to keep said walls in repair, they shall be liable for the damage caused thereby. If the building be destroyed by fire, lessors are to rebuild same within a reasonable time after destruction and they agree to continue during the term hereinafter set forth to have and to hold the said premises unto the said lessee and his heirs and assigns for the term of years therein set forth and to defend the said premises unto the said lessee and his heirs and assigns for the term of years therein set forth.

The lessor hereby acknowledges having a duplicate of this lease. In the event of the death of any of the lessors, the lease shall terminate from year to year on the same date as the lease hereinbefore provided. In the event of the death of any of the lessors, the lease shall terminate from year to year on the same date as the lease hereinbefore provided. The lessor shall be liable for the damage caused by fire or other cause, but one month's amount of rent, shall reimburse 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 or sub-tenant without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease. Witness our hands and seals this 19th day of May 1937

Witness: Peter D. Kacheros Bessie J. Manor (SEAL)  
Peter D. Kacheros J. K. Manor (SEAL)  
Sam J. Konduras (SEAL)  
Sam J. Konduras Lessee

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

Peter D. Kacheros  
PERSONALLY, comes Sam J. Konduras, A. H. Manor, J. K. Manor, and Bessie J. Manor, as lessors,  
and makes oath that he saw the within named Peter D. Kacheros  
sign and seal the within written instrument, and that he witnessed the execution thereof.

Sworn to before me this 28 day of May 1937  
J. L. Lane (L. S.)  
Notary Public, S. C.

S. C. Stamps \$ 3 and 60 cents  
Recorded May 28 1937 at 9:15 o'clock a M.