

LEASE

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

I, Mrs. Eugenia A. Manos, lessor,  
in consideration of the verbal heretofore mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

Peter Sasso lessee,  
for the following use, viz: Pool Room the

Pool Room & premises numbered 106 1/2 Washington St. in City & County of Greenville, S.C. - also all pool tables and equipment therein  
for the term of one year, beginning Jan. 1st, 1939 and ending Dec. 31st, 1939

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 Twelve Hundred (\$1200.00) Dollars

payable one hundred and no/100 (100.00) Dollars per month, monthly during said term, beginning rentals, payments on the 1st day of each month, 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 lessee 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 lessee 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.

Outdoor signs to be erected that may connect with the parapet or any other outside part of the building must be connected to by the lessor before being erected.

Lessee agrees to pay all expenses.

To Have and to hold the said premises unto the said lessee Peter Sasso, his 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 (1) months written notice previous to the time of the aforesaid termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or nonchance amount of such, shall terminate this lease, if the lessor so desires. The lessor agrees 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 and assent without the lessee's written consent.

The lessee hereby acknowledges having a duplicate of this lease.  
Witness our hands and seals the 13th day of October 1939.  
Witness: Mrs. Eugenia A. Manos (SEAL)  
Peter Sasso (SEAL)  
Emmie Smith (SEAL)  
Such Cecil (SEAL)

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE  
PERSONALLY, comes Richard B. (Dick) Cecil  
and makes oath that he saw the within named Mrs. Eugenia A. Manos and Peter Sasso  
sign and seal the within written instrument, and that he with  
Emmie Smith witnessed the execution thereof.

Sworn to before me this 13th day of October 1939.  
John C. Henry (N. S.)  
Notary Public, S. C. Richard A. Cecil

S. C. Stamps \$ 48 and 48 cents

Recorded Nov. 8th 1939 at 9:22 o'clock A. M.

10-1-1939