

LEASE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

Anna Cruikebanks Johnson lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto
Pete Harakas lessee,

the following real estate:
Two Store Brick Building No. 24 & 26 West Side of Pendleton Street, Greenville, S.C.

for the term of five years, said lease to commence October 1, 1941 and ending the fortieth day of September, 1946. However possession of this building is to be given hereon of this date 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

One Hundred and Twenty Five Dollars Defers
for Month payable Monthly in advance on the first day 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 lessor not be pay any damages beyond that 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 concern with the premises or any other outside part of the building must be consented to by the lessor before being erected.

Whereby rent for the month of October, 1941 is to be paid on the signing of this lease. It is understood and agreed that the William Goldsmith Company is to receive five percent commission for leasing and collecting this rent payable out of each month's rent. The Lessee is to maintain the water and sewer and the Lessor is to take the building as is, any repairs to be made at Lessee's expense.

To Have and to Hold the said premises unto the said lessee 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 30 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 arrear of rent, shall terminate 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 nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.
Witness our hands and seals the twenty second day of September 1941.
Witness: Anna Cruikebanks Johnson (SEAL)
Herace Johnson (SEAL)
Walter H. Goldsmith (SEAL)

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }
PERSONALLY, comes Walter H. Goldsmith
and makes oath that he saw the within named Anna Cruikebanks Johnson & Pete Harakas
Sign and seal the within written instrument, and that he with
Herace Johnson witnessed the execution thereof.

Suvern to before me this 23
day of Sept. 1941
Walter H. Goldsmith
Notary Public, S. C. (L. S.)