LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

Mrs. Eugenia A. Manos, lessor,

in consideration of the rentals hereinafter mentioned, have granted, bargained and sold and by these presents do grant, bargain, and lease unto

Mike Kiako, lessee,

for the following use, viz.: Conducting a cafe business and selling merchandise at premises known as 28 Washington St., in the City and County of Greenville, South Carolina, and more particularly described by Section

for the term of Five (5) years, beginning on the 1st day of January, 1946 and ending on the 1st day of January, 1951

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 Fifty and no/100 ($150.00) Dollars

per month, payable in advance on the 1st day of each and every month during said term, the payments to be made at the office of said lessor.

The lessor hereby agrees to allow the building fixtures 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 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 wanted 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 marquee or any other outside part of the building must be consented to by the lessor before being erected.

The lessee hereunto covenants and agrees to keep said premises in good repair, and the lessee shall be at the sole expense of the lessee, and the lessee shall be responsible for any damage done to the premises during the continuance of this lease, and the lessee shall be responsible for any damage done to the premises during this lease, without the written consent of the lessor.

Lessee hereby agrees to keep and maintain from this lease, and to pay to the lessor the sum of Ten (10) dollars per month for the use of the said premises.

To have and to hold the said premises unto the said lessee, Mike Kiako, 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~~ 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 15 Days 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 unavoidable 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 this 1st day of January 1946.

Witness:
Blanche Berry
Nathryn L. Brown

Mrs. Eugenia A. Manos (SEAL)
By Peter Lazos (SEAL)
Mike Kiako (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes Blanche Berry and makes oath that she saw the within named Mrs. Eugenia A. Manos by Peter Lazos and Mike Kiako sign and seal the within written instrument, and that she with Nathryn L. Brown witnessed the execution thereof.

Sworn to before me this 1st day of January 1946
Nathryn L. Brown (L. S.)
Notary Public, S. C.

Blanche Berry

NOTARIAL SEAL

S. C. Stamps $ 5 and 60 cents

Recorded March 19th 1946 at 10:31 o'clock A. M.

S. Mrs. Eugenia A. Manos covenant, for the Mike Kiako to use the premises as a restaurant.
Nathryn L. Brown
Mrs. Eugenia A. Manos
By Peter Lazos
Mike Kiako
Filed March 19, 1946, at 10:31 A.M.