

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

L E A S E

C. Granvill Wyche, hereinafter referred to as Lessor, in consideration of the rental hereinafter mentioned, has granted, bargained, and released, and by these presents does grant, bargain, and lease unto James M. Fares, hereinafter referred to as Lessee, the second story of the building at 116 North Main Street, Greenville, South Carolina, fronting approximately twenty-five feet, including the use of the stairway to the second story, to be used to operate a poolroom or other similar purpose, for the term of five years, beginning April 1, 1940, and ending March 31, 1945.

The Lessee, in consideration of the use of the premises for said term, promises to pay to the Lessor the sum of Seventy-five Dollars (\$75.00) per month for the said term, payable in advance on the first day of each month.

The Lessee hereby agrees to take the building just as it stands and all improvements and repairs shall be made by the Lessee.

In case the Lessor should have an opportunity to rent the whole of said building, including the first and second stories, the Lessee agrees, upon sixty days' notice, to move across the hall above the adjoining building owned by the Lessor, provided the Lessor will expend not more than Five Hundred Dollars (\$500.00) putting the new premises in condition as nearly like that now occupied by Lessee as possible.

If the business is discontinued or the premises vacated, or if the Lessee shall be in default for thirty days or more in payment of the rent before the expiration of this lease, then the whole of the unexpired term becomes immediately due and payable.

The premises shall not be sublet by the Lessee without the written consent of the Lessor, but such written consent shall not be unreasonably withheld.

To have and to hold the said premises unto the said Lessee, James M. Fares, for the said term.

The destruction of the premises by fire, making it unfit for occupancy, shall terminate this lease.

The Lessee agrees to make good all breakage of glass and other injuries done to the premises during the term of this lease, except such as are produced by natural decay.

In witness whereof, we have hereunto set our hands and seals this 21 day of March 1940.

Witnesses as to Lessor:

Azile C. Cope
A. F. Burgess

C. Granvill Wyche (SEAL)
Lessor

Witnesses as to Lessee:

A. F. Burgess
Azile C. Cope

James M. Fares (SEAL)
Lessee

State of South Carolina,
County of Greenville.

Personally appeared before me Azile C. Cope, who, being duly sworn, says that she saw the above named C. Granvill Wyche, Lessor, and James M. Fares, Lessee, sign, seal and as their act and deed deliver the foregoing lease, and that she, with A. F. Burgess witnessed the execution thereof.

Sworn to before me this 21 day of March, 1940.

Alfred F. Burgess (SEAL)

Azile C. Cope.

Notary Public for S. C.



S. C. Stamps \$1.80

Recorded this the 19th day of May, 1941 at 11:44 A. M. #7687 BY: E. C.