

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

This lease made and entered into by and between Mollie Shaleuly, George T. Shaleuly, James T. Shaleuly, Ruby Shaleuly Beshere and Emma Shaleuly Manos, through their agent, James T. Shaleuly, hereinafter referred to as the Lessor, and John Cavas and Pete Petrakes, hereinafter referred to as the Lessees.

That in and for the consideration hereinafter expressed the Lessor does hereby let and lease unto the Lessees that certain lot of land with store building located thereon, situate at 44 Pendleton Street, Greenville, South Carolina, for a period of five years commencing on the first day of December, 1946 and expiring on the first day of December, 1951.

In consideration for said premises the Lessees agree to pay to the Lessor as rent therefor one hundred seventy-five dollars per month, payable in advance on the first day of each and every month during said term. It is further understood and agreed that on the signing of this lease by the Lessor and Lessees the said Lessees will pay to the Lessor the sum of five hundred twenty five dollars. This sum of five hundred twenty five dollars is to be paid as evidence of good faith by the said Lessees and in the event the said Lessees do not take possession of the premises when given to them by the Lessor the sum of five hundred twenty five dollars shall be forfeited. However, in the event the said Lessees take possession of the premises when given to them by the Lessor, then the sum of five hundred twenty five dollars is to be credited by the Lessor as payment of rent by the Lessees for the first three months of the term of this lease.

It is further understood and agreed that should the Lessees make default in any monthly payment and should said default continue for a period of thirty days the Lessor at his option shall treat the Lessees as tenants holding over contrary to the terms of this lease.

It is further understood and agreed and made a part of this lease that the Lessees may at their own expense make such repairs and remodeling to the interior of the said building with the consent of the Lessor. It is understood and agreed that the premises described in this lease or any part thereof cannot be sub-leased without the written consent of the Lessor.

It is further understood and agreed that the Lessor shall during the term of this lease maintain the outside walls, floors and roof of this building in good condition, but the maintenance and repairs to the inside of said building shall be made by the Lessees at their expense. Likewise, the Lessees shall be required to replace any breakage of glass, pipes or any other fixtures in said building which breakage shall be occasioned by its occupancy of said building.

In the event the building situate upon said premises shall be damaged by fire or other casualty to such extent as to render the same unfit for the purposes for which the same is being used by the Lessees, this lease upon the happening of such event shall thereupon terminate. In this connection, it is understood and agreed that the Lessees will open a cafe or liquor store on the premises.

It is further understood and agreed that in the event of the bankruptcy of the Lessees, voluntary or involuntary, the Lessor may at his option declare said lease terminated and null and void.

It is further understood and agreed that all the terms and conditions of the demise of this property are contained in this instrument and there are no collateral or verbal