



FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE (

LEASE

SEP 10 1 59 PM 1948

OLLIE FARNSWORTH  
R.M.C.

THIS AGREEMENT made and entered into by and between Ted E. Eckford and Bertie E. Eckford, hereinafter referred to as LANDLORDS, and J.C. Porter and E.J. Blackwell, hereinafter referred to as TENANTS,

W I T N E S S E T H

That for and in consideration of the rents received and of the mutual covenants, promises and agreements hereinafter contained, it is agreed as follows:

1. The Landlords do hereby grant, bargain and lease unto the Tenants, and the Tenants do hereby accept from the Landlords the following described property:

All that certain one story brick building situate at No. 531 Buncombe Street, in the City of Greenville, being the same in which Ted's Cafe is now operated.

2. To have and to hold the aforementioned premises, with all rights and privileges thereunto belonging for and during the period of five years, beginning July 1, 1948 and ending June 30, 1953. In addition to the lease herein granted for a period of five years, the Landlords hereby grant unto the Tenants an option to extend this lease for five additional years, provided the Tenants exercise said option by notifying the Landlords of their intention to do so in writing not less than 90 days prior to June 30, 1953.

3. The Tenants agree to pay to the Landlords for and during the period of this lease the sum of \$100.00 per month, said rental to be due and payable monthly on or before the 10th of each month during the period of this lease, beginning July 10th, 1948.