

Vol. 200 p. 241

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

L E A S E

WHEREAS, Henry Theodore is now the owner of a certain brick building, located on the east side of Academy Street in the City of Greenville and,

WHEREAS, National-Simpson Coffee Company, Inc. now occupies said building under lease from Eagle Bus Lines, Inc., which lease expires January 31, 1949 and,

WHEREAS, National-Simpson Coffee Company, Inc. is desirous of securing a lease for an additional period of twenty-three (23) months after the expiration of the present lease, NOW THEREFORE,

THIS AGREEMENT, made and entered into this 13th day of September, 1948, by and between Henry Theodore, hereinafter referred to as "Landlord", and National-Simpson Coffee Company, Inc., hereinafter referred to as "Tenant",

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) That the Landlord does hereby grant, bargain and lease unto the Tenant, and the Tenant does hereby accept from the Landlord the following described property:

"All that certain two-story building fronting on the East side of Academy Street in the City of Greenville, known as 115-117 South Academy Street, being the same premises now occupied by National-Simpson Coffee Company, Inc."

(2) TO HAVE AND TO HOLD the above described premises with all rights and privileges thereunto belonging for and during the period of 23 months, beginning February 1st, 1949 and ending December 31st, 1950.

(3) The Tenant hereby agrees to pay to the Landlord for and during the period of this Lease, a rental of Two Hundred and no/100 (\$200.00) dollars per month, said rental to be due and payable on or before the 10th day of each month for which the same is due.