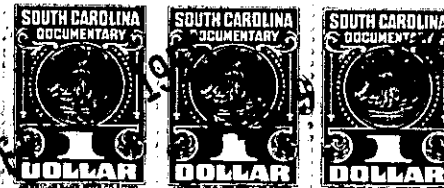


FEB 9 12 17 PM 1955

OLLIE FARNSWORTH
R. M. C.STATE OF SOUTH CAROLINA)
GREENVILLE COUNTY)

LEASE



WHEREAS, the undersigned Arthur T. Siachos, have this day leased the one story building known as "The Virginia Grill", at 112 West Coffee Street, Greenville, S. C., to Herman McDonald, for the term of five years on date hereof, under the terms and conditions as hereinafter specified.

The Lessee, Herman McDonald agrees to the terms and conditions as hereinafter set forth.

1. The said Lessee, Herman McDonald, agrees to pay to the Lessor, Arthur T. Siachos the sum of One Hundred Dollar each month for the premises herein mentioned as the Virginia Grill, 112 West Coffee Street, Greenville, S. C., for a period of three months thereafter and for the remaining term of this lease, the said Herman McDonald agreeing to pay to the Lessor, Arthur T. Siachos, the sum of One Hundred Twenty-Five Dollars per month during the remainder of the life of this lease, the same to be paid in monthly payments in accordance to the amounts as above stated, the same to be paid on the 8th day of each succeeding month hereafter, the receipt of the payment of rent for the month of February 1955 is acknowledged by the Lessor.

2. It is further agreed and understood, that the Lessee, Herman McDonald will turn over the said premises upon the termination of this lease in as good condition as at the present, ordinary wear and tear accepted, and the Lessee, Herman McDonald, shall make any and all alterations to the interior of the building at his own expense; but no alterations will be made to the interior of the said building without the written permission of the Lessor herein. It is agreed that the Lessee may cut a door connecting his two businesses and confining it as one. The Lessor is to keep the roof of the said building in good condition and repair upon any defect being made known to the Lessor by the Lessee.

3. It is further understood and agreed that the Lessee herein shall have the right to sub-lease the said premises or any portion thereof, provided, that the general terms and restriction included in this lease is complied with by the sub-lessee.

4. It is agreed and understood, that the said place of business will be operated only as a restaurant and any change in its use shall give the Lessor the right at his option to cancel said lease upon the giving of a fifteen days notice, ~~such notice~~. The sale of beers and wines are not prohibited herein.

5. In the event that the rents as herein agreed upon becomes in arrears and remains unpaid for a period of fifteen days or in the event the Lessee is adjudicated a bankrupt or is placed in the hands of a receiver or makes an assignment for the benefit of his creditors upon the happening of either event this lease shall terminate at the option of the Lessor, Arthur T. Siachos.

This the 7th day of February 1955.

Arthur T. Siachos
LESSOR.

Herman McDonald
LESSEE.

Witnesses.

Hubert Landreth
Grace Taylor