

STATE OF SOUTH CAROLINA) SEP 9 4 57 PM 1957
COUNTY OF GREENVILLE) LEASE AGREEMENT

THIS AGREEMENT entered into this 9th day of September, 1957, by and between THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON (Greenville, S. C.) AS EXECUTOR AND TRUSTEE OF THE ESTATE OF JAMES S. STATHOS, DECEASED and ANNA P. STATHOS (sometimes called ANNA J. STATHOS), herein jointly referred to as the Owner, and NICK GEORGE M. LACHANOS, of Greenville, South Carolina, herein referred to as the Tenant,

W I T N E S S E T H :

THAT FOR AND IN CONSIDERATION of the rents reserved and of the mutual covenants, conditions and agreements herein contained, the Owner does hereby grant, bargain, demise and lease unto the Tenant, and the latter does hereby lease, hire and accept from the Owner, the following described property, to-wit:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being in Greenville Township, Greenville County, State of South Carolina, in what is now the City of Greenville on the Northeast side of the Laurens Road and being known and designated as Lot No. 5 on plat of property of C. F. Putman, recorded in the office of the R. M. C. for Greenville County in Plat Book F, page 240, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Laurens Road, joint front corner of Lots Nos. 4 and 5, running thence along the line of Lots Nos. 4 and 5, N. 34-18 E. 200 feet, more or less, to an iron pin, joint rear corner of Lots Nos. 4 and 5, which iron pin is also on the line of Lot No. 17 as shown on said plat; thence along line of Lot No. 17, S. 55-45 E. 67 feet to an iron pin on the line of Lot No. 17, at the joint rear corner of Lots Nos. 5 and 6; thence along the line of Lot No. 6, S. 34-18 W. 200 feet to an iron pin on the Northeast side of Laurens Road, joint front corner of Lots Nos. 5 and 6; thence running along the Laurens Road, N. 55-45 W. 67 feet to the beginning corner,

to have and to hold the above described premises with all of the rights, privileges, and appurtenances thereunto belonging, unto the Tenant for and during the term of Three (3) years (subject to prior termination as herein provided), commencing September 15th, 1957, and terminating at midnight September 14th 1960, for the purpose of operating thereupon a liquor store and for no other purpose.

(1) The Tenant hereby agrees to pay to the Owner by way of rental the sum of Forty-Five Hundred and No/100 (\$4,500.00) Dollars, in equal monthly installments of One Hundred Twenty-Five and No/100 (\$125.00) Dollars, in advance, on the 15th day of each and every month, commencing September 15th, 1957.

(2) Should any installment of rent be past due and unpaid by the Tenant, the Owner, at his option, may either

(a) Declare the full rental price for the entire term immediately due

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