

MAR 27 12 55 PM 1958

STATE OF SOUTH CAROLINA)
) OLLIE FARSSWORTH
) R. M. G.
) : L E A S E
 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 called the LESSOR and CYRUS STUPENOS, hereinafter called the LESSEE,

W I T N E S S E T H:

That for and in consideration of the sum hereinafter mentioned, the LESSOR does hereby lease unto the LESSEE the first floor of a store building located at 44 Pendleton Street in the City of Greenville for a period of five years, commencing on January 1st, 1958 and expiring on December 31st, 1963.

In consideration for said premises the LESSEE agrees to pay to the LESSOR as rent therefor the sum of ONE HUNDRED AND SIXTY (\$160.00) DOLLARS per month, payable in advance on the first day of each and every month during the term of this Lease.

It is further agreed and understood that should the LESSEE 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 Lessee as tenant holding over contrary to the terms of this Lease.

It is further understood and agreed and made a part of this Lease that the Lessee is to make no improvements, changes, remodelling or alterations in the premises without the written consent of the Lessor. It is further 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 only the first floor of the store building heretofore referred to is

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