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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEOLLIE FARNSWORTH
R. M. C.

Collins Music Co., Inc., lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Mauro Seminara, lessee for the following use, viz.: the sales and service of beverages, beer, wine and food and use for club or lounge purpose the premises approximately 40 feet by 30 feet at 916 East Stone Avenue, Greenville, S. C., for the term of one year commencing July 15 1971 and ending ~~June 30~~ ^{July 15} 1972 and the said lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of Seven Thousand Two Hundred (\$7,200.00) Dollars payable \$1200.00 herewith applicable to the first month and the last month and \$600.00 payable on or before the 10th day of each month beginning August, 1971 and ending May, 1972.

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

It is agreed and understood that the lessee shall have the right to extend this lease for an additional two years provided that the lessee shall give the lessor written notice of such extension on or before May 31, 1972. Such renewal shall be at the same rental provided that the lessee shall pay any increase in property taxes of the city and county Ad Valorem taxes. The lessee agrees to pay any such increase in taxes from the year 1972 and shall pay such increase by the payment of 1/12 of such increase monthly to be paid with the rental payment each month.

(Continued on next page)