

(Lease seventy-five cents.)

THE STATE OF SOUTH CAROLINA,

This Indenture made and concluded at Greenville, S. C., this the twentieth day of April nineteen hundred and eleven by and between A. K. Menos & P. J. Alexas partners trading under the name of Menos & Alexas the Lessors on the first part and Dennie Bekas and John Bekas the Lessees on the second part.

Witnesseth, that the said parties of the first part have granted and leased, and by these presents doth grant and lease, unto said parties of the second part store room located at No. 1114 West Washington Street, in the City of Greenville, in the County and State aforesaid being the same room now occupied by the said parties of the second part, and used by them as a restaurant, said above described premises to be only used as a restaurant, and unless so used to revert to the said parties of the first part if they so desire. Known as as a part of the Carpenter property, with all the appurtenances thereunto belonging:

To have and to hold, the said premises unto the said parties of the second part and their Executors, Administrators and Assigns, for the full term of two (2) years commencing on the thirteenth day of January 1912, and ending on the thirteenth day of January 1914, yielding and paying at the rate of Six Hundred and sixty (\$660.00) Dollars. per annum, payable in monthly installments of Fifty-five (\$55.00) Dollars, each, commencing January 13th. 1914, and on the first day of each consecutive month thereafter during the continuance of this lease.

And the said Lessees for and in consideration of the above letten premises, doth covenant and agree to pay to the said Lessors, the above stipulated rent, in the manner herein required And it is further agreed, that unless one months notice, in writing, be given, previous to the expiration of the period herein specified by ^{the Lessors to} the Lessees of their desire to have possession of the premises, or to change the conditions of the Lease after such expiration; or the like notice be given by ^{the Lessees to} the Lessors of their intention to vacate the premises after such expiration; then it is hereby agreed that this Lease will be considered as extending and binding in all its provisions for one year after such expiration; and so to continue from year to year, until such notice be given by either party, previous to the expiration of such extended term. But the destruction of the premises by fire, or by any other casualty, shall terminate this agreement. AND it is mutually understood that the Lessees shall make no repairs at the expense of the Lessors, and any alteration or improvements desired by the lessees at their own cost, must be done under the written sanction of the Lessors, and all such alterations or improvements shall be surrendered to the Lessors on the Lessees removal. The Lessees shall make good all breakage of glass and all other injuries done to the premises during their tenancy, excepting such as are produced by natural decay and unavoidable accidents.

And it is further stipulated and understood, by the parties to these presents, that if one months rent shall at any time be in arrear and unpaid the Lessor shall have the right to annul and terminate this Lease, and it shall be lawful for them to re-enter and forthwith repossess all and singular the above granted and leased premises.

And it is further stipulated and understood by the parties to these presents that the Lessees shall not re-rent or sublet the above described and letten premises without the consent in writing of the lessors, and it is also understood and agreed that the Lessors shall have a lien upon the restaurant of the said Lessees, and all its contents and appliances for the rent herein, to all intents and purposes as if a mortgage had been given.

In Witness Whereof, the parties do hereunto set their hands and seals this 20th. day of April 1911.

Signed, sealed and delivered in the presence of
W. B. Carpenter
P. H. Johnston
State of South Carolina, Greenville County.

Menos & Alexas (Seal)
D. Bekas (Seal)
J. Bekas (Seal)

Personally appeared W. B. Carpenter who upon oath says that he saw A. K. Menos & P. J. Alexas by A. K. Menos sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with P. H. Johnston witnessed the same.
Sworn to before me this 18th. day of May A. D. 1912.
James R. Bates (Seal)
Notary Public, S. C. Recorded May 17th. 1912. W. B. Carpenter