

State of South Carolina.)

Greenville County. ) This indenture made this the 27th day of Febraary 1909 by and between L.M.McBee hereinafter desigreted Landlord and R.Fabre and J.Peroulas hereinafter designated tenants. Witnesseth:- The said land lcrd has hereby let and rented to the said tenants and they have hereby hired and taken from him the store room known as the Opera Cafe situated at the north-west corner of Laurens and Coffee Streets, in the city and County of Greenville, South Carolina; for the term of one year commencing March the 1st 1909 for the sum of Two hundred and seventy dollars.

The said sum of two hundred and seventy dollars is to be paid in twelve equal monthly installements on the first day of each and every month beginning with the 1st day of March 1909 and to continue until said sum of two hundred and seventy dollars is fully paid.

It is agreed that if any rent shall be due and unpaid or if default shall be made in any of the covenants herein contained, or if the tenants shall vacate said premises before the end of the term, then and in either event the whole of said two hundred and seventy dollars or the remainder thereof, shall thereupon become due and payable and all stock, fixtures and property in said premises or hereafter put therein shall stand for the payment of same, and it shall be lawful for the land lord to re-enter said premises and remove all persons therefrom without notice, suit or porcess. It is further agreed that said premises shall not be sub-let or this lease assigned without the written consent of the land-lord. And the said tenants shall covenant to pay said rent as provided and to keep, perform and abide by all of the other terms conditions and agreements herein contained and at the expiration of said term or other determination of this lease, to quit and surrender the premises in as good condition as they now are, reasonable wear and tear from reasonable use thereof excepted. Destruction or injury to said premises to such extent as to render them unfit for occupancy, relieves all parties hereunder from any obligations of this contract thereafter.

Upon the tenants performing all terms, conditions and agreements herein contained and paying the sums specified and at the times stated, the landlord covenants that they shall and may have peaceable and quiet possession of said premises during the term of this lease as above fixed. In witness whereof, the parties hereto do bind themselves, their heirs, executors, administrators and assigns and in duplicate set their hands and seals the day and year above written. Signed, sealed and delivered in presence of

Emma C. Howard. )

L.M.McBee. (Seal)

B.A.Morgan. )

R.A.Fabril. (Seal)

J.Peroulas. (Seal)

South Carolina.)

Greenville County.) Personally comes before me B.A.Morgan who on oath says that he saw the within named L.M.McBee, R.Fabre and J. Peroulas sign, seal and as their act and deed deliver the within lease and that he with Emma Howard witnessed the execution of same. Sworn to and subscribed before me April 16, 1909.

Oscar Hodges. (Seal)

B.A.Morgan.

Not. Pub. S.C.

Recorded this 22nd Mch. 1909.