

State of South Carolina,
County of Greenville.

THIS INDENTURE made and concluded at Greenville, S.C., this 13th., day of January A.D. 1910 by and between A.K. Manos and P.J. Alexas, partners, trading and doing business under the firm name of Manos & Alexas, the Lessors on the first part, and James Rozelos and Kereakos Banseleniades, partners, trading and doing business under the firm name of Rozelos & Banseleniades, the Lessees on the second part.

WITNESSETH:

That the said Lessors have granted and leased and by these presents do grant and lease unto the said Lessees the store room located at 1114 West Washington Street, Greenville, S.C. being the same room now owned by the Lessors and used by them as a restaurant, and being the same store room recently purchased from Carpenter Brothers, and known as a part of the Carpenter property formerly, with all the appurtenances thereunto belonging, said premises to be only used for a restaurant.

TO HAVE AND TO HOLD, the said premises unto the said Lessees and their Executors, Administrators and assigns, for the full term of Two years, commencing on the 13th., day of January 1910 and ending on the 13th., day of January 1912, yielding and paying at the rate of six hundred dollars per annum, payable in monthly installments of fifty dollars each, commencing on the 13th., day of January 1910 and on the 13th., day of each successive month thereafter during the continuance of this lease.

AND the said Lessees, for and in consideration of the above letten premises, do 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 two 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 said 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 and expense, must be done under the written sanction of the Lessors, and all such alterations or improvements shall be surrendered to the Lessors upon 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 understood, by the parties to these presents, that if one months rent shall at any time be in arrear and unpaid the Lessors shall have the right to annul and terminate this Lease, and it shall be lawful for them to re-enter and forthwith re-possess all and singular the above granted and leased premises.

And it is further understood by and between the parties to these presents that the Lessees shall not have the right to sub-let the above letten premises without the written consent of the Lessors, and in the event they shall do so, it shall be optional with the Lessors to declare this lease null and void.

In witness whereof, the parties do hereunto set their hands and seals this 13th, day of January A.D. 1910. in duplicate.

Signed, sealed and delivered
in the presence of.

Manos & Alexas, (SEal)
A.K. Manos, (SEal)
P.J. Alexas, (SEal)
By. A.K.M.

O.K. Mauldin,

J.P. Alexas,

K.Banseleniades, (Seal)
James Rozelos, (Seal)

State of South Carolina,
Greenville County.

Personally appeared J.P. Alexas, who upon oath says that he saw A.K. Manos, P.J. Alexas, James Rozelos and Kereakos Banseleniades sign, seal and as their act and deed deliver the within written lease, and that he with O.K. Mauldin witnessed the execution thereof

Sworn to before me this 13th.,

day of January, A.D. 1910.

Oscar K. Mauldin, (SEal)
Notary Public for S.C.

J.P. Alexas

Recorded January 14th., 1910.