

LEASE OF WAREHOUSE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

This agreement entered into between Security Storage Company, a corporation of South Carolina, of the first part, hereinafter designated as "Storage Company," and Monaghan Mills, a corporation of South Carolina, or the second part, hereinafter designated as "Cotton Mill", WITNESSETH:

That for the consideration hereinafter mentioned Cotton Mill has let and rented to Storage Company for its exclusive use until the 15th day of June, 1916, the following compartment in its warehouse, to wit:

Compartment Nos. 7 and 11 in Warehouse at Monaghan Mill situated on its property in Greenville County, South Carolina, upon the following conditions:

Cotton Mill agrees to maintain the warehouse and the sprinkler system and other fire protection, in good condition at all times and suitable for the storage of cotton, and to weigh and grade all cotton according to the standards of the trade, and furnish sufficient labor and adequate platform facilities for its reception, discharge and all other handling. Cotton Mill shall employ a watchman for the warehouse as required by insurance companies covering the contents, and shall protect all cotton stored from removal, damage and theft. In event of damage by fire (1) the Cotton Mill shall provide for the immediate protection and salvage of all cotton, as stipulated in the insurance contract between Storage Company and the insurance companies covering the cotton; and (2) at its option may then terminate this lease upon surrender of all receipts and insurance certificates attached.

Cotton Mill shall pay all insurance premiums, but the policies shall be taken out by Storage Company in its own name. All charges against Cotton Mill for insurance, Storage or other items shall be paid to Storage Company at end of each calendar month.

The consideration of this lease is that Storage Company shall store cotton (in lots of not less than 100 bales) for Cotton Mill at five cents per bale per month, and issue therefor negotiable receipts. Storage shall be considered as taking effect from the time a receipt is issued, properly signed by an executive officer and the custodian, with the certificate of the insurance company or its agent (to the effect that the cotton evidenced thereby is insured) attached.

Storage Company agrees to take the said compartment and procure insurance in reputable insurance companies (at the expense of Cotton Mill) upon all cotton stored therein and to furnish for its own use all receipts, blanks, tags, stencils, and the like.

Cotton Mill may withdraw all or a portion of the cotton stored at any time prior to the expiration of the lease on three day's notice by surrendering the receipts for the same and the insurance certificates, and paying the traveling expenses of the custodian, or an officer of Storage Company, from the City of Greenville and return. If any part of cotton evidenced by one receipt by withdraw the receipt and insurance certificate must be surrendered and a new receipt issued, for which a fee of five dollars shall be paid by Cotton Mill.

At the expiration of this lease and upon payment of all insurance and other charges, and the surrender to it of all outstanding cotton receipts and insurance certificates Storage Company agrees to quit said compartment and leave the premises in as good condition as when received, reasonable wear and tear and use thereof and damage by the elements excepted,

IN WITNESS WHEREOF the parties hereto have caused this agreement to be signed by their respective executive officers this 15th day of December 1915.

Julia D. Charles.

Augustus G. Hart.

SECURITY STORAGE COMPANY.

By N. C. POE, Jr.
Vice President.

Monaghan Mill

By Thomas J. Merchant
President.

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Personally appeared Julia D. Charles who says on oath that she with Augustus G. Hart witnessed the execution of the above agreement.

Sworn to before me this 16th day of December, 1915

Augustus G. Hart. (SEAL)

Julia d Charles.



Recorded December 17, 1915.