

State of South Carolina }
County of Greenville } Rental Contract and Lease

This agreement entered into this day between J. L. Hawkins, Lessor, and The Peoples Ginning Company, Incorporated, Lessee with:

The Lessor above named agrees to lease unto the Lessee for a period of twenty years, beginning January 1st, 1930, that gin stand formerly operated by the Lessor herein and others, said stand being situated on the lands of Lessor, together with all appurtenances connected therewith necessary for the business of ginning and buying cotton for the public, with the right of egress and ingress over the road now leading to said gin stand and all other rights necessary for carrying on said ginning business, for a rental of Forty (40.00) Dollars per annum, payable on or before January 1st of each year.

For and in consideration of the rights set out above the Lessee agrees to pay unto the Lessor a rental of Forty (40.00) Dollars per annum, payable on or before January 1st of each year, and the Lessee further agrees to take reasonable care of the premises.

It is further agreed and covenanted between the parties hereto that the Lessee herein shall have the right to repair or rebuild any of the buildings now on the premises and to use them for the purposes above set forth, and shall also have the right to erect any new buildings with the privilege of removing them or selling at the termination of this lease, the Lessee reserving the right to remove all machinery placed on the premises by it when this lease is terminated.

It is also agreed that the Lessee herein shall have the privilege of terminating this lease on giving reasonable notice to the Lessor, provided that all bills then due are paid in full.

Witness the hands and seals of the parties hereto this the 12th day of June, 1930.

Signed, sealed and delivered in the presence of:
M. J. Dillard
W. L. Wallace

Peoples Ginning Company, Inc.,
(L.S.)
By: J. H. Mills, Pres.
J. L. Hawkins (L.S.)
Lessee

State of South Carolina
County of Greenville

Personally appeared before me the M. J. Dillard and made oath that he saw the above named J. H. Mills, and J. L. Hawkins, Lessee and Lessor, respectively, sign, seal and deliver the within written instrument and that he with W. L. Wallace witnessed the execution thereof.

I sworn to and subscribed before me this 12th day of June, 1930.

H. D. Hawkins (L.S.)
Notary Public for S.C.

M. J. Dillard
J. C. Steps. 329

Recorded May 23, 1931 at 3:40 P. M.

For assignment to this Lease, see Deed Book 188 Page 434.