

thereon. The Lessee agrees that it will, at all times during the continuance of this lease, maintain and operate its business upon said premises as a going concern, producing traffic for transportation over the lines of the Lessor and its connections, and agree to ship or cause to be shipped over the lines of the Lessor and its connections all freight going to or from said premises, provided the Lessor affords to the Lessee rates and facilities for the carriage of said freight equal to those of competing carriers.

The Lessee agrees to indemnify and save harmless the Lessor, its successors and assigns, from and against any and all claims, demands, suits, judgments or sums of money for or by reason of any damage or loss of goods, wares or merchandise or other property stored upon said premises or the building erected thereon, whether the same is caused by fire or otherwise.

It is further understood and agreed that the Lessee shall not transfer or assign this lease, not let or sublet the whole or any part of said premises without the written consent of the Lessor first obtained.

It is understood and agreed that the Lessee shall have the privilege of renewing this lease at the same rental and upon the same terms and conditions as herein set forth for the further period of ten (10) years after the expiration of said term, provided that it shall notify the Lessor in writing 30 days prior to the expiration of the term of this lease of its desire to do so.

It is further understood and agreed that if the rent hereby reserved, or any part thereof, shall be in arrears or in the event of any breach of any of the covenants or agreements on the part of the Lessee herein contained, it shall be lawful for the Lessor to reenter upon the demised premises and thereupon the said term shall absolutely determine, without prejudice, however, to any right of action or remedy which the Lessor may have in respect to any breach of any of the covenants or agreements herein contained.

In witness whereof, the parties hereto have hereunto set their hands and seals, in duplicate, the day and year first above written.

Attest
J. L. McSorran
Secretary



Piedmont and Northern Railway Company,
By C. Thomason
President

Attest
S. C. Adams
Secretary

Wilson Bonded Warehouse Company, Inc.,
By W. H. Wilson
President

Signed, Sealed and Delivered in the Presence of:
W. J. Hill, Jr.
W. M. Ellison
as to Lessor

Thos. W. Edwards
W. J. West
as to Lessee

State of North Carolina }
County of Mecklenburg }