

State of South Carolina

FILED
DEC 29 10 09 AM 1952
LIE FARNSWORTH
R. M. C.

County of Greenville

Palmetto Processing Co., Inc. of Greenville, S.C.

lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto Paul McCarter of Greenville, S.C.

lessee
for the following use, viz.: sorting, cleaning, baling and shipping of textile fibers
and rags

the
sheet metal building of approximately 2100 sq. ft. floor area, machinery
and fixtures located on lot 51'x135' and which lies between Sou. R. R. and
Pendleton Road for the term of one year, from 12:00 noon January 15, 1953
to 12:00 noon January 15, 1954. Building contains 1 heating stove, 1 set
sample racks, 1 cupboard, 1 motor, 1 desk, 1 metal power baling press with
geared drive, 1 lent cleaning machine, lineshafting, 1 power fan or blower
with ductwork & overhead condenser and 1 portable floor scale. And the said
lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of Seven hundred
eighty dollars (\$780.00)

Dollars
per year
sixty-five dollars (\$65.00) ^{payable} \$130.00 upon the signing of this lease and
term of this lease. March 15, 1953 and per month thereafter for
as of January 15, 1953

The lessee hereby agrees to take the building just as it stands, unless otherwise agreed upon in writing, and the lessee
only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the
roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from
leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor
so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the
unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be
consented to by the lessor before being erected.
Lessor agrees to put building and machinery in usable condition on or before
January 15, 1953 and to maintain building in such condition throughout the
term of this lease but with the following exceptions; 1. Loss by Fire. 2. Loss
by storm, flood or other act of God. 3. From riot, insurrection or Government
action or 4. Loss resulting from warfare.

Lessee agrees to maintain machinery and fixtures in good usable condition
throughout life of this lease and to return said equipment and fixtures in
same usable condition to lessor as when received.

Lessee agrees to practice good housekeeping and maintain good appearance of
the grounds and yards for the purpose of fire safety.

To Have and to Hold the said premises unto the said lessee Paul McCarter
executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from
year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above men-

tioned give to the other party Two (2) months written notice previous to the time of the desired
termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or
months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of
glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and
agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-
rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 22nd day of December, 1952

Witness:
Lucy J. McLeary
Paul McCarter

Palmetto Processing Co., Inc. (SEAL)
BY: Francis A. McNew Pres. (SEAL)
Paul McCarter (SEAL)
(SEAL)
(SEAL)