

Lease. AMERICAN WAREHOUSING COMPANY
 OF BALTIMORE CITY
 Principal office, BALTIMORE, MD.

THIS LEASE, made this 13th day of October in the year 1905, by and between Fork Shoals Cotton Mill (of Fork Shoals, County of Greenville, State of South Carolina), (a corporation of the State of South Carolina) lessor, and the AMERICAN WAREHOUSING COMPANY OF BALTIMORE CITY, a corporation organized and existing under the laws of the State of Maryland, lessee,

WITNESSETH, That the said lessor, for and in consideration of the sum of One Dollar (\$1.00 in hand paid, receipt of which is hereby acknowledged, and of other good and valuable considerations, does demise, lease and let unto the lessee the following described premises situated at Fork Shoals, County of Greenville, State of South Carolina, to wit: The one story frame metal roofed warehouse with a brick wall on East End, situated at Fork Shoals south of the mill building. Known as Warehouse #2.

The one story frame iron clad, iron roofed building, situated on Fork Shoals Creek, between their mill building and the public road, at Fork Shoals, in Greenville County, S.C. Known as Warehouse #1.

Premises Number to be #54.

for the term of one year, from the date hereof. the said lessee shall, for the purpose of carrying on its business in the premises hereby leased, be permitted free access to said premises over or through any part of the property now, or hereafter to be, occupied or controlled by the lessor adjoining premises hereby leased. Said lessee shall, for the convenient moving of property to or from premises hereby leased, have free from cost of operation the use of elevators, tracks, cars, scales, scale houses and any other fixtures or appliances that lessor now has or may acquire hereafter during the term of this lease. It being understood that the terms "moving of property" shall include, when necessary, complete delivery of the same on board cars, wagons or other means of transfer.

Lessee shall have the privilege of placing any marks, signs or evidence of its right of possession which it may deem necessary or desirable on and in, and the right, at the expense of said lessor, to remove any other signs from, said premises.

The lessee covenants that it will not use said premises except for purposes of carrying on therein a warehousing business; and that it will surrender the said premises at the expiration of this lease in as good condition as when received, ordinary wear and tear and damage by fire, Acts of God, the elements and accidents excepted.

The lessor covenants that said lessee shall quietly enjoy the premises hereby leased; that said lessor will, upon the signing of this lease, remove or cause to be removed from said premises, any and all signs that indicate or suggest that the right of possession of said premises is not solely in said lessee; and further covenants that said premises are in good repair and in suitable safe and proper condition for the purposes of the business aforesaid, to the extent to which they shall be so used; that said lessor will keep said premises in said repair and condition during the continuance of this lease; that if said lessor shall fail to keep said premises in said repair and condition, said lessee shall, at its option, have the privilege of putting said premises in such repair and condition at the expense of said lessor.

It is agreed between the parties hereto that this lease may be terminated at the end of said term by the lessee upon ten days' notice in writing to the lessor. It is further agreed that should the lessor desire to terminate this lease, at or subsequent to the end of said term, as the case may be, said lessor shall give said lessee notice in writing at its office