

provided such failure is occasioned by causes beyond its control, in which event, however, the rent herein reserved shall be correspondingly abated.

Lessee shall have the privilege of storing automobiles in the loading room of demised building at all times, it being understood that no gasoline for said automobiles shall be kept in the premises, except that which is contained in the reservoirs of the automobiles; it being further understood that no gasoline reservoir of any automobile shall be opened, emptied or filled while in the loading room of said premises.

Lessor agrees, provided Lessee's business grows to such an extent that it cannot properly store its merchandise in the stock room of above described building, to turn over to Lessee 1000 square feet of floor space on the second floor of its warehouse adjoining Lessee's premises on the west, it being understood that said space shall directly adjoin Lessee's stock room on the west and it being further understood that Lessor will separately said 1000 square feet of floor space from its own premises by a substantial wooden or tile partition, extending from floor to roof.

Lessor further agrees to connect said 1000 square feet of floor space with Lessee's stock room by an archway properly finished off and approximately 8' wide and 8' high.

Lessor agrees to furnish Lessee with free storage space for one automobile truck in its garage adjoining demised premises on the west should Lessee desire such storage, it being understood that when Lessee takes possession of the above mentioned 1000 square feet of floor space in Lessor's building Lessee shall pay Lessor the sum of \$3.50 per month storage for above mentioned automobile truck in Lessor's Garage.

It is understood that Lessor shall be permitted to use all of the basement of demised premises except that portion approximately 17' by 24' in dimensions, located at the east end which shall be separated from balance of basement by concrete or brick walls and space be used by Lessee as a boiler room and coal bin.

next page

Lessee agrees to pay all charges for water which it may use upon demised premises during the continuance of this lease.

It is covenanted and agreed by and between the parties hereto that the covenants, agreements, conditions, terms and stipulations herein contained shall be binding upon and apply and inure to the heirs, executors, administrators, successors, and assigns of the respective parties.

In witness whereof, the Lessor and the Lessee have caused their corporate seals to be hereunto affixed and these presents to be executed by their respective proper officers, the day and year first written.

attest:  
J. H. Massey  
Treas.



Manufacturers Warehouse Co. Inc. (Seal)  
H. C. Mims  
President (Seal)

attest:  
G. P. Wells  
Secy.



National Biscuit Company  
C. F. Bliss  
Vice-President

Signed, sealed and delivered in presence of:  
John L. Plyler  
Charlotte Stevenson } as to Lessor  
A. C. Mann

Perry W. Mosher  
Matilda J. Seacock } as to Lessee  
L. D. Hudd

State of South Carolina,  
County of Greenville;

On this 8th day of February, 1929, before me personally appeared John L. Plyler and made oath that he saw H. C. Mims, President, sign and affix the corporate seal of the Manufacturers Warehouse Company, Inc. and as the act and deed of said corporation, deliver the foregoing partly printed and partly type written instrument, and that he with Charlotte Stevenson witnessed the execution thereof.

Subscribed and sworn to before me this 8th day of Feb. 1929. Witness my hand and official seal.

