

State of South Carolina, } Lease.
 County of Greenville.

In consideration of the sum of Twenty and no/100 (\$20.00) Dollars payable to me or or before the first day of December, 1936, and a like sum on or before the first day of December in each year thereafter during the continuance of this lease, I, Hattie J. Charles, of the County and State aforesaid, do hereby lease and rent unto Thomas M. Charles, of the State and County aforesaid, that certain lot of land near the Augusta Road, twelve miles from the City of Greenville at what is known as Bessie, consisting of a triangle between the new road to Piedmont and the old road to Piedmont with the following lines: Beginning at the junction of said roads and extending thence westerly with the new road to Piedmont 120 yards; thence in a northerly direction along line parallel with Augusta Road 70 yards to edge of old road to Piedmont; thence with line of old road to Piedmont in a northeasterly direction 133 yards to the beginning.

Together with the gin house.

This lease shall begin on August 15, 1936, and shall continue for the full period of five years.

Failure to pay any installment of rents at the time specified shall render this lease void at the option of the Lessor, provided, however, that the lease shall not be avoided except upon thirty days written notice to the Lessee, his executor, Administrator or Assignee.

It is understood that the Lessee shall not sublet the premises nor assign this lease without the written consent of the Lessor endorsed hereon.

The Lessee agrees to accept this lease and to carry out the terms and provisions thereof.

The Lessor does further give the Lessee, his Administrator, Executor or Assignee the option to renew this lease for an additional five years term upon the same terms and conditions upon giving notice in writing on or before July 1, 1941.

In Witness Whereof the said Hattie J. Charles and Thomas M. Charles have caused this instrument to be signed and sealed in the presence of:

W. B. Bennett

May W. Bennett

Hattie J. Charles (L.S.)

T. M. Charles (L.S.)

State of South Carolina,
 County of Greenville.

Personally appeared before me W. B. Bennett, who, being duly sworn, says that he saw Hattie J. Charles sign, seal, and as her act and deed deliver the above written lease and that he with May W. Bennett witnessed the execution thereof.

Sworn to before me this

1st day of August, 1936.

Frank M. Charles (L.S.)

W. B. Bennett

Notary Public for South Carolina.

Whereas, Thomas M. Charles desires to purchase certain machinery for the ginney.

Now, it is hereby agreed that the said Thomas M. Charles may as additional security pledge or assign this lease to any person or corporation (next page)