

THIRD. The lessee without the consent of the lessor shall not, unless lessor be in default to lessee, for all or any part of the term herein granted, sublet said premises or occupy or use the same in any other manner than for storage purposes and for the transaction of such business as may be connected therewith or incident thereto.

FOURTH. Should the lessor violate any of the terms or conditions of this lease, or in any manner interfere with, or make difficult the duties of the agents, servants, or employees of the lessee, or become insolvent, or should the premises hereby leased become involved in any manner in litigation, or should the lessor or the lessee be ejected or ousted therefrom, or proceedings be begun for the purpose; or should the lessee at any time deem it necessary for the protection of its interests or of the property stored, then the lessee shall have the right to remove all property from the premises herein described to such other place or places as the lessee may deem proper or expedient; and in case of any such removal the lessor undertakes and agrees to pay the lessee all expenses of such removal and of storing said property elsewhere, until all warehouse receipts representing property so stored shall be returned to the lessee properly endorsed for delivery and until such delivery shall have been completed, and all payments herein referred to made.

FIFTH. The lessor agrees to execute or cause to be executed any further agreement or agreements that may be or become necessary to secure to lessee the complete and convenient use and enjoyment of the premises hereby leased.

SIXTH. Said lessor further agrees with said lessee to supply and pay for all gas, electricity, light, heat, power, steam, water, or other utility supplied to or used upon said demised premises during the existence of this lease.

SEVENTH. Any and all leases heretofore made by the parties hereto, which in any wise affect the property herein demised are hereby cancelled and rendered void, it being understood that any and all such leases are superseded hereby.

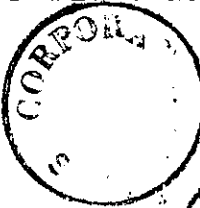
EIGHTH. The premises herein leased are being leased by the lessor herein from Louise C. Gower (insert name of original landlord) and the lessor herein agrees to deliver to the lessee herein a written waiver in form acceptable to the said lessee, of any lien, privilege, pledge or preference of any kind and character affecting the property to be stored in or upon the herein leased premises in favor of the said Louise C. Gower (Name of original landlord) the true intent being that the goods stored by said lessee herein, in or upon the premises herein leased by said lessee from said lessor shall at all times be free and clear of any lien, privilege, claim or preference of any name or nature whatsoever which might accrue in favor of anyone against the property to be stored by lessee herein in or upon the herein leased premises. The lessor shall further secure from the said Louise C. Gower (Name of original landlord) a statement showing the mortgages and/or deeds of trust affecting the herein leased premises and a subordination of all such mortgages and/or deeds of trust in favor of this sub-lease so that the foreclosure of said mortgages and/or deeds of trust and/or the sale of the herein leased premises thereunder shall not cause the termination of the rights of lessee herein. Or, in lieu of the aforesaid separate written waiver, lessee will have the said Louise C. Gower (Name of original landlord) intervene herein, and such intervention is hereby declared to be a full, complete, unconditional and unlimited waiver by intervenor of any claim for lien, privilege, preference, pledge or priority upon any property which the lessee herein may store in or upon the premises herein leased.

NINTH. Lessor herein declares that he is the owner of the herein leased premises and that said premises are subject to no mortgages or deeds of trust, except:

Lessor agrees to deliver to lessee a written subordination of the mortgage or mortgages hereinabove recited by the terms of which the mortgagee or mortgagees under said mortgages and/or deeds of trust agree that the rights of lessee herein shall not be in any manner affected by the foreclosure and/or sale of the herein leased premises under said mortgages and/or deeds of trust and that any such sale shall be made subject to the rights accorded lessee under this contract.

In witness whereof, the parties hereto have subscribed these presents and hereunto set their respective seals the day and year first above written.

Witnessed by: R. R. Blassingham
V. Borchgrwick
Edw. Schneider
M. J. Broussard



(Signed) Saluda River Lumber Company
BY: W^m Rogers, President.
BY: Laurence J. Pace, Secretary
DOUGLAS-GUARDIAN WAREHOUSE CORPORATION.
BY: Orleans Parish, President.

State of South Carolina,
County of Greenville. ss

On this 15th day of November, before me, personally came William Rogers to me personally known, who being by me duly sworn did depose and say that he resides in Greenville County, South Carolina, that he is Pres. of the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Corporation, and that he signed his name thereto by like order.

M. L. Jarrard, Notary Public.

