

FORK SHOALS COTTON MILL,  
AMERICAN WAREHOUSING Co.  
AMERICAN WAREHOUSING COMPANY OF BALTIMORE CITY.

Principal Office, BALTIMORE, MD.

THIS LEASE, made this 15<sup>th</sup> day of November in the year 1904, 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:  
(Here describe premises)  
The one story frame metal roof Warehouse, with a <sup>brick</sup> ~~stone~~ wall on East End. Situated at Fork Shoals, S.C. on their premises south of their Mill Building, Greenville Co. S.C. known and designated as Warehouse No. 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 Said lessee shall, for the convenient moving of property to or from premises hereby leased, controlled by the lessor adjoining 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 the purpose 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 in Baltimore of such desire; and upon such notice said lessee agrees to immediately notify its custodian of said premises not to receive property in storage on said premises thereafter and this lease shall terminate thereafter as a lease as but not before, all property stored on said premises at the time of said notice to said custodian shall have been removed by the owners thereof. It is further agreed that the premises hereby created unless and until so terminated as aforesaid shall be a tenancy for years, subject to all terms, covenants and conditions of this lease.

ATTEST: (two witnesses)

Fork Shoals Cotton Mill, (Seal)  
By W.P. Hebbitt, Pr. & Trs.  
American Warehousing Company of Baltimore City

AMERICAN WAREHOUSING COMPANY OF BALTIMORE CITY

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of D.P. Verner, deceased, on the north side of the Greenville River, a right of way to be thirty feet wide, the centre line of which shall be approximately the line recently surveyed by D.H. Whitner, entering our property at the intersection of Buncombe Road and Hammett Street, and running north 77 degrees 5' west a distance of about four hundred feet; thence curving to the left an angle of 90 degrees 21'; thence along a straight line south 13 degrees 16' W. to the new cut road between our property and the property of W.H. Irvine. Then, after passing through the said W.H. Irvine's property it shall re-enter our property and cross it on a straight line bearing south 70 degrees 16' west, which line shall pass through said property a short distance south of the old race track, and on which said Greenville Traction Company are authorized to do such grading as they deem necessary, and to build, construct and maintain a street or trolley line with such said tracks, turnouts, station buildings, poles and such other things as they may deem necessary to the construction, maintenance and operation of a street or trolley car line.

It is provided and agreed that the grantors propose to open streets where above rights of way are situated, and nothing contained herein shall prevent the laying out of said streets, and thereafter in such case the right of way shall exist in such streets as easements only, the rights and interests of Greenville Traction Company in said easements being the same as that enjoyed under the franchise granted to it by City of Greenville in the streets of said City. And whenever a street may be laid out as above provided, said Company shall so place or remove its poles and other fixtures and property as to permit of free, uninterrupted and convenient traffic thereon.

with all and singular the rights, powers, authorities and agreements in