

State of South Carolina,

County of Greenville.

Whereas at a meeting of the Directors of the Greer Cotton Seed Oil & Fertilizer Company, held pursuant to notice a resolution was unanimously adopted authorizing A.R. Wood, as President and Treasurer, of said Company to execute and deliver to Greer Fertilizer Company the lease hereinafter set forth.

Now, Therefore, this agreement entered into between Greer Cotton Seed Oil & Fertilizer Company, hereinafter called Lessor and Greer Fertilizer Company, hereinafter called Lessee, Witnesseth: That the Lessor in consideration of the sum of One Dollar (\$1.00) paid by the Lessee, receipt whereof is hereby acknowledged, hereby leases to the Lessee for the term beginning August 1, 1920 and ending January 1st, 1921, the entire plant of the Lessor situate in the Town of Greer.

It is mutually agreed that the Lessee shall have the right to make such improvements in and additions to said plat as may be agreed to by the President and Treasurer of the Lessor and that in the event the terms of this lease and the contract, dated the 28th, day of February 1920, between W.C. Beacham, Trustee, and Greer Fertilizer Company are carried out by the Lessee, then, said improvements at the termination of this lease shall belong to the Lessee but if default be made in this lease or in said contract said improvements are to belong to the Lessor.

It is mutually agreed that if such improvements are insured by the Lessor at the request of the Lessee the expense of such insurance shall be borne by the Lessee.

This agreement and lease is supplementary to the agreement entered into February 28, 1920, between W.C. Beacham, Trustee, and the Lessee herein and is in lieu of the election of N.A. Collins as Superintendent, as provided in paragraph 3, of said contract.

Witness our hands and seals at Greer, this 21st, day of August 1920.

~~Witness:~~

~~R.L. Childress and made oath that he saw the within named A.R. Wood and N.A. Collins sign, seal and as their act and deed deliver the within written instrument and that he with Grady Green witnessed the execution thereof.~~

~~Sworn and subscribed to before me this 18th, day of March 1921.~~ Greer Cotton Seed Oil & Fertilizer Company
By A.R. Wood, President & Treasurer.

~~Louie L. White (L.S.)~~

~~Notary Public~~

Greer Fertilizer Company,
By N.A. Collins, President.

Witness:

R.L. Childress,

Grady Green.

State of South Carolina,

County of Greenville.

Personally comes before me R.L. Childress and made oath that he saw the within named A.R. Wood and N.A. Collins sign, seal and as their act and deed deliver the within written instrument and that he with Grady Green witnessed the execution thereof.

Sworn and subscribed to before me this 18th, day of March 1921.
Louie L. White (L.S.)
Notary Public.

R.L. Childress.



Recorded March 21st, 1921.

State of South Carolina,

County of Greenville.

This Agreement made and entered into this 23rd, day of March 1921, by and between D.L. Norris, of the City of Greenville, S.C. hereinafter referred to as the Lessor, and Southern Fruit and Produce Company, a partnership composed of J.K. Manos, Geo Bobotes and Fred Myloof, trading and doing business as said partnership in the City of Greenville, S.C., hereinafter referred to as the Lessee, Witnesseth:-

In consideration of the rental hereinafter reserved the Lessor does hereby lease and demise unto the Lessee all that certain store-room situated on the south side of East McBee Avenue, in the City of Greenville, County and State aforesaid, known and designated as #110 East McBee Ave., and being next to and adjoining the store-room occupied by the Ideal Laundry.

To have and to hold the said premises unto the said Lessee for and during the full term of 2 years beginning 25th, Nov. 1920 and ending 25th, Nov. 1922, reserving and paying unto the Lessor for and during the said term the rental hereinafter provided.

And the Lessor does hereby agree to rent said premises and to pay therefor to the Lessor for and during the said term of One year a rental of One hundred twenty-five dollars per month, to be paid on the first day of each month for and during the full term of one year from and after the date of the beginning of this agreement, and the Lessor does hereby agree to rent said premises and to pay therefor to the Lessor, for and during the 2nd., year of this agreement a rental of One hundred fifty dollars per month, to be paid on the first day of each month for and during the full term of the 2nd, year of the duration of this agreement and lease.

Should any installment of rent be more than thirty (30) days in arrears, the Lessor may, at his option, either declare the full amount of rent for the term immediately due and payable and proceed to collect same by legal process or may declare this lease terminated and take immediate possession of the premises, collecting the rent up to the re-delivery of said premises.

It is understood and agreed that the Lessor will make all ordinary repairs which may become necessary but that any extraordinary repairs, alterations or improvements, if made, shall be at the expense of the Lessee.

Any such extraordinary repairs, alterations or improvements shall be made in the premises only with the written consent of the lessor, and any improvements or additions so made shall become the property of the Lessor at the expiration of this lease.

In the event that the building should at any time without fault of the Lessee be destroyed or so damaged by fire as to be unfit for use or occupation the rental herein reserved, or a fair and just proportion thereof shall be suspended and cease to be payable until said building shall have been reinstated or made fit for occupation.

The Lessor does hereby covenant and agree that the Will not carry on or permit to be carried on upon said premises, or suffer to be done, anything which may render void or voidable any policy of insurance of the said building against fire. That they will not sub-rent said premises nor any part thereof, nor assign this lease without the written consent of the Lessor and that at the expiration or sooner termination of this lease they will deliver up to the Lessor peaceable possession of said premises in as good condition as they now are, reasonable wear and tear alone excepted.

(Over)