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State of South Carolina,
County of Greenville.

This Indenture made and concluded at Greenville, South Carolina, this 4th, day of August, nineteen hundred and twenty-four by and between P.K. Thackston of the first part, hereinafter called lessor, and E.A. Knight and R.A. Knight of the second part, hereinafter called lessees. Witnesseth, that the said lessor in consideration of the sum of three Dollars and other valuable considerations (receipt of which is hereby acknowledged) has granted and leased, and by these presents does grant and lease unto the said lessees, All that certain piece, parcel or tract of land lying, being and situate in the County and State aforesaid containing One (1) acre, and bounded and described as follows, to-wit: On the north by lands of P.K. Thackston; on the East by lands of P.K. Thackston; on the south by lands belonging to Fellowship Church, and on the west by Fork Shoals Road, with all the appurtenances thereto belonging, upon the following terms and conditions, and for the uses and purposes hereinafter mentioned.

The lessor, his agents and servants, shall have and the same is hereby granted them, the exclusive right of ingress and egress, at any and all times, upon said tract of land for the purposes of buying cotton, conducting a general mercantile business, or for the purpose of carrying on or conducting any other trade or business not inconsistent with the rights and privileges herein granted to lessees.

The lessees hereby covenant and agree to build, construct and maintain upon said tract of land, and operate so long as they see fit and deem to their interest, a modern public cotton gin; and the lessees, their agents and servants are hereby granted the right and privilege of doing any and all acts and things, at any and all times, necessary to the proper conduct of a general gin business not inconsistent with the rights of the lessor herein set forth.

It is understood and agreed that the lessees, their agents and servants, are to have the exclusive right and privilege, and the same is hereby granted them, with reference to the premises herein leased, of buying cotton seed from the public generally.

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This lease to remain in full force and effect so long as said lessees, their agents and servants, conduct a General gin business as aforesaid.

The premises herein leased are not to be sub-leased to any individual or corporation without the written consent of the lessor, his heirs or assigns.

In the event the lessees, their agents and servants should at any time while said Lessor is the owner of said premises, see fit to cease operating said gin as hereinabove provided, then and in that event said lessees shall have the right and privilege, and the same is hereby granted them, of removing all machinery and fixtures to be placed in said gin or connected with said business of ginning, the buildings in such event to be left upon the leased premises.

The lessor reserves the right at any time to sell and convey said leased premises, subject, however, to all the rights and privileges of the lessees herein granted.

It is covenanted and agreed that should the lessor sell and convey said leased premises while said lessees, their agents and servants are conducting said ginning business, or afterwards, then and in that event the lessor agrees, and will sell and convey said leased premises, in such manner as to give said lessees the right and privilege of removing not only all machinery and fixtures which may be installed upon said premises, but also any building or buildings that said lessees may construct thereon; and it is further agreed that should said lessor sell and convey said leased premises, said lessor will in such deed conveying said premises preserve the right of said lessees to conduct said gin business in such manner as if no conveyance had been made, or in such manner as though lessor had never made title to said premises.

To have and to hold said premises unto the said lessees their executors, administrators and assigns for the uses and purposes herein mentioned and for the time herein stipulated.

Witness our hands and seals the day and year above written.

Signed, sealed and delivered
in the presence of
L.C. Garrett
T.M. Alexander

P.K. Thackston (Seal)
E.A. Knight (Seal)
Robt. A. Knight (Seal)

State of South Carolina,
County of Greenville.

Personally appeared before me L.C. Garrett who, being duly sworn, says that he saw the within named P.K. Thackston, E.A. Knight and R.A. Knight sign and seal the within written instrument, and that he with T.M. Alexander witnessed the execution thereof.

Sworn to before me this 4th,
day of August, A.D. 1924.

L.S. Chastain (Seal)
Magistrate for S.C.

L.C. Garrett

Recorded August 9th, 1924.

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