

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

I. D. D. Davenport lessor in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto Harry Demopoulos lessee the Situated on the west side of Trade St, in the town of Greer, S. C. now occupied by W. H. Hendrick Cafe, for the term of 3 years beginning Jan. 1st, 1916 ending Dec. 31st. 1918 and the said lessee in consideration of the use of said premises for the said term, promised to pay the said lessor the sum of \$30.00 a month for the first year, \$35.00 per month for the Second year, \$40.00 per month for the third year, payable monthly at the end of each month, and under the following conditions. The lessees are not to sub-rent or assign the above mentioned premises without obtaining the written consent of the lessor, water rents to be paid by the lessees all frozen and broken water pipes and closets to be repaired by the lessees at their own expense it is further agreed that the lessor shall not be liable for any damages that may occur from leaks or any other unavoidable accidents.

TO HAVE and to Hold the said premises unto the said lessees their executors, administrators and assigns for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it give to the other party one months written notice previous to the time of the desired termination, but the destruction of the premises by fire or other casualty, or one months arrear of rent, shall terminate this lease at option of lessor. The lessee agree to make good all breakage of glass, and all other injuries done to the premises during the term, except such as are produced to natural decay and unavoidable accidents, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor.

Signed in Duplicate.  
Witness our hands and seals the first day of October 1915.

Witness: W. H. Hendrick.  
M. C. Davenport.  
D. D. Davenport Lessor (SEAL)  
Harry Demopoulos (SEAL)

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

PERSONALLY comes W. H. Hendrick and makes oath that he saw the within named Harry Demopoulos signed and seal the within written instrument, and that he with M. C. Davenport. witnessed the execution thereof. Sworn to before me this 1st. day of October 1915  
MC. Davenport (L. S.)  
Notary Public, S. C.

Recorded November 16th. 1915.

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LEASE OF WAREHOUSE.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE.

This agreement entered into between Security Storage Company, a corporation of South Carolina of the first part, hereinafter designated as "Storage Company", and Monaghan Mills a corporation of South Carolina, of the second part, hereinafter designated as "Cotton Mill" Witnesseth:

That for the consideration hereinafter mentioned Cotton Mill has let and rented to Storage Company for its exclusive use until the 13th day of MAY 1916, the following compartment in its warehouse, to-wit:

Compartment Nos. 8 and 12 in Warehouse No.          situated on its property in Greenville County, South Carolina, upon the following conditions:

Cotton Mill agrees to maintain the warehouse, and the sprinkler system and other fire protection in good conditions at times and suitable for the storage of cotton, and weight and grade all cotton according to the standards of the trade, and furnish sufficient labor and adequate platform facilities for its reception, discharge and all other handling. Cotton Mill shall employ a watchman for the warehouse as required by insurance companies covering the contents, and shall protect all cotton stored from removal, damage and theft. In event of damage by fire (1) the Cotton Mill shall provide for the immediate protection and salvage of all cotton, as stipulated in the insurance contract between Storage Company and the insurance companies covering the cotton; and (2) at its option may then terminate this lease upon surrender of all receipts and insurance certificates attached.

Cotton Mill shall pay insurance premiums, but the policies shall be taken out by Storage Company in its own named. All charges against Cotton Mill for insurance, storage or other items shall be paid to Storage Company at end of each calendar month.

The consideration of this lease is that Storage Company shall store cotton (in lots of not less than 100 bales) for Cotton Mill at five cents per bale per month, and issue therefor negotiable receipts. Storage shall be considered as taking effect from the time a receipt is issued, properly signed by an executive officer and the custodian, with the certificate of the insurance company or its agent (to the effect that the cotton evidenced thereby is insured) attached.

Storage Company agrees to take the said compartment and procure insurance in reputable insurance companies (at the expense of Cotton Mill) upon all cotton stored therein and to furnish for its own use all receipts, blanks, tags, stencils, and the like.

Cotton Mill may withdraw all or a portion of the cotton stored at any time prior to the expiration of the lease on three day's notice by surrendering the receipts for the same and the insurance certificates, and paying the traveling expenses of the custodian, or an officer of Storage Company, from the City of Greenville and return. If any part of cotton evidenced by one receipt be withdrawn the receipt and insurance certificate must be surrendered and a new receipt issued for which a fee of five dollars shall be paid by Cotton Mill.

At the expiration of this lease and upon payment of all insurance and other charges, and the surrenders to it all outstanding cotton receipts and insurance certificates Storage Company agrees to quit said compartment and leave the premises in as good condition as when received, reasonable wear and tear and use thereof and damage by the elements excepted.

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*Handwritten notes and signatures:*  
Security Storage Co.  
Monaghan Mills  
Witnessed  
1916