

This Indenture, made and entered into this 21st day of April 1925, by and between the Charleston & Western Carolina Railway Company, a Corporation created and organized under the laws of the State of South Carolina, hereinafter for convenience styled Lessor, party of the first part, and Mrs L. E. McKnight, of Fountain Inn, South Carolina, hereinafter for convenience styled Lessee, party of the second part:

Witnesseth:

That Lessor, for and in consideration of the rents or sum of money hereinafter agreed to be paid by Lessee and of the covenants upon the part of the Lessee to be kept and performed as hereinafter expressed, hereby demises and leases unto Lessee the right and privilege of occupying and using for purpose of building and maintaining a warehouse for storage purposes, all that certain space of land, property of Lessor at Fountain Inn, South Carolina, as shown by blue print hereto attached and described as follows:

Beginning at a point on south side of Jones Street 50 feet from center of main line, thence along Jones Street 90.1 feet, more or less, to south east corner of depot lot, thence S. 39. 24. 90 feet, more or less, to right of-way line. 50 feet from center of main line, thence along right of-way line 50 feet, more or less, to point of beginning.

Said space to be occupied by Lessee continuously from the date of this agreement until terminated by thirty days written notice from either party hereto to the other.

And Lessee hereby covenants and agrees in consideration thereof:

First: That Lessee will not use the said space of land for any other purposes than that specified herein and will not assign this lease or any part of the term hereby granted, nor suffer, nor permit any other person or corporation to use said space of land except with the consent in writing of the Lessor.

Second: That Lessee will yield and pay unto Lessor the yearly rent or sum of fifteen dollars (\$15.00) each and every year or fractional part thereof, payable at the beginning of each and every year during which Lessee may occupy the said premises of Lessor; and in the event of any street or sidewalk or other municipal improvements being made during this lease, Lessee will pay an additional rental equivalent to six per cent per annum on such cost of said improvements

"Over"