

State of South Carolina,
County of Greenville,

The Greenville News-Piedmont Company, a corporation, Lessor, in consideration of the rental hereinafter mentioned, has granted, bargained and released and by these presents does grant, bargain and lease unto Joseph E. Moore, Lessee, for use in conducting Farmers Bonded Warehouse No. 2, at Greenville South Carolina, all that certain piece or parcel of property, with building thereon, on the northern side of East Court Street, being the same property conveyed to the Greenville-News-Piedmont Company by F. D. Rainey, as shown by deed dated the ___ day of November 1930, and recorded in the office of Register of Mease Conveyance for Greenville County in Book 114, at page 409, reference to which is hereby craved for a more particular description of said property, for the term of one year commencing November 25, 1931, and ending November 24, 1932; and the said Joseph E. Moore, Lessee, in consideration of the use of said premises for the said term, promises to pay the Greenville News-Piedmont Company, Lessor, the sum of Two Hundred Fifty (\$250.00) Dollars per month, payable on the first day of each month during said term. The Lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the Lessee only requires of the Lessor the use of the premises for the business mentioned but no other. The Lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the Lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the Lessor so desires and gives notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

B. H. Peace, Pres. & Treas. Joseph E. Moore.

This lease to remain in force and effect so long as there remains on hand in the said warehouse cotton represented by Federal licensed receipts.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the Lessor before being erected.

To Have and to Hold the said premises unto the said Lessee, his executors or administrators for the said term. It is agreed by the parties hereto that this lease may be renewed for an additional period of six months on the same terms, at the option of the Lessee. The destruction of the premises by fire or other casualty, making it unfit for occupancy, shall terminate this lease. The Lessee agrees to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agrees to make no repairs, improvements or alterations in the premises without the written consent of the Lessor, nor sub-rent without the Lessor's written consent.

The Lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals this the 25th day of November 1931.

Witness:

Roger C. Peace.
Abba Hill.

Greenville News-Piedmont Company,
By: B. H. Peace, Pres. & Treas. (SEAL)
Joseph E. Moore (SEAL)

State of South Carolina.
County of Greenville

Personally appeared before me Roger C. Peace, who, being duly sworn, says that he saw the within named Greenville News-Piedmont Company, by its duly authorized officer, as Lessor, and Joseph E. Moore, as Lessee, sign, seal and as their act and deed deliver the within written Lease, and that he with Abba Hill, witnessed the execution thereof.

Sworn to before me this 25
day of November 1931.
Minnie S. Crane (SEAL)
Notary Public for S. C.



Roger C. Peace.

S. C. Stamps \$1.20

Recorded this the 3rd day of December 1931 at 10:15 A. M.

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