

If the rent hereunder shall remain due and unpaid for ten (10) days after written notice from Lessor to Lessee, Lessor shall have the right to re-enter said premises and to remove all persons therefrom.

Lessor covenants that Lessee, upon paying the rent in the manner herein provided, and performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy said premises for the term aforesaid.

Should said premises or any part thereof be destroyed by fire or otherwise rendered untenable, the rent payable hereunder shall abate from the date of such destruction or injury in the proportion that the premises so rendered untenable bears to the entire premises, and all advance payments of rents, if any, covering periods subsequent to the date of such destruction or injury, shall be promptly refunded to Lessee, in the proportion aforesaid. Should a substantial part of the whole of the premises be so destroyed or rendered untenable, Lessee may at its option quit and surrender possession of said premises hereby leased, or may, if it shall so desire, upon the completion of the repairs or restoration of said building, re-occupy the premises upon the terms and conditions herein set forth, the rent to commence from the date of such re-occupation.

Lessee shall have the right to renew this lease, upon the same terms and conditions, for a further period of two (2) years from the date of the expiration of the primary term hereof, by giving written notice of its intention so to renew not less than Thirty (30) days before the expiration of said primary term.

In witness whereof, the parties hereto have executed this lease in duplicate the day and year first above written.

Signed, sealed and delivered by Lessor

in the presence of:

S.B. Wilson

L.M. Stewart.

Piedmont Mfg. Co. (L.S.)

S.M. Beattie, Pres. & Treas.



Signed, sealed and delivered by Lessee

in the presence of:

G.L. Smith

M. McInty.

Southern Bell Telephone and Telegraph Company

By G.O. Bickelhaupt, Vice-President.

J.V. Gibson, Assistant Secretary.



State of South Carolina,
County of Greenville.

Personally appeared before me S.B. Wilson who, on oath, says that he saw S.M. Beattie, President of the Piedmont Manufacturing Company, sign and seal, and as the act and deed of said corporation deliver the above written instrument, and that he with L.M. Stewart witnesses the execution thereof.

Sworn to and subscribed before me this 13th, day of April, 1926.

G.V. Verner,

S.B. Wilson.

Notary Public for S.C. My Commission expires at will of the Governor.



State of Georgia,
County of Fulton.

Personally appeared before me G.L. Smith who on oath, says that he saw G.O. Bickelhaupt Vice-President of the Southern Bell Telephone and Telegraph Company, sign, seal and as the act and deed of said corporation deliver the above written instrument, and that he with M. McInty witnessed the execution thereof.

Sworn to and subscribed before me this 25, day of May, 1926.

F.M. Myers, Jr.

G.L. Smith

Notary Public for Fulton Co. Ga., My Commission expires March 6, 1927.



Recorded June 11th, 1926 at 8:40 A.M.