

Page 2.

of such destruction or injury, shall be promptly refunded to Lessee, in the proportion
aforesaid. Should a substantial part or 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
J. J. Maltiwanger,
Lucille Doggett.

Piedmont Mfg. Co.,
S. M. Beattie. (L.S.)
Pres. & Treas.



Southern Bell Telephone and Telegraph Company
Incorporated.
BY: J. E. Warren. Vice President.
J. V. Murry, Assistant Secretary.

Signed, sealed and delivered by
Lessee in the Presence of:
M. McGinty.
Mrs. E. C. Dunn.

State of South Carolina
County of Greenville.

Personally appeared before me J. J. Maltiwanger, 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 Lucille Doggett, witnessed the execution thereof.

Sworn to and subscribed before me this
30 day of December 1930. J. J. Maltiwanger

G. V. Verner, Notary Public.
My commission expires at will of Gov.

State of Georgia
County of Fulton.

Personally appeared before me M. McGinty, who, on oath, says that she saw
J. E. Warren, Vice President of the Southern Bell Telephone and Telegraph Company sign,
and seal and as the act and deed of said corporation, deliver the above written instrument
and that she with Mrs. E. C. Dunn, witnessed the execution thereof.

Sworn to and subscribed before me this 9th
day of January 1931. M. McGinty.

J. K. Graham, Notary Public,
Notarial Seal) My commission expires Sept. 5, 1933,
Notary Public Fulton County, Georgia,
My commission expires Sept. 5, 1933.

S. C. Stamps \$1.75

Recorded this the 20th day of January 1931 at 1:30 P. M.