

MAY 13 1 30 PM 1958

BOOK 625 PAGE 127

AGREEMENT FOR LEASE

This agreement made this 29 day of APRIL, 1958, between Ray M. Lee of Atlanta, Georgia, hereinafter called Lessor, of the one part, and the Southern Bell Telephone and Telegraph Company, hereinafter called Lessee of the second part;

WITNESSETH

That it is hereby agreed as follows:

1. The Lessor shall grant, and the Lessee shall accept, a lease in the form attached, of that portion indicated within red lines on the plan hereto attached of the building which Lessor hereby covenants with Lessee to erect in the City of Greenville, S. C., said building as fully described in the lease form hereto attached, the said building to be in accordance with the plans and specifications attached to this agreement. The said lease shall be for the term of ten (10) years beginning on the first day of the month following the month in which the building has been completed and accepted by Lessee, at a yearly rental of TWENTY-ONE THOUSAND ONE HUNDRED AND TWENTY DOLLARS (\$21,120.00) payable in equal monthly installments, said lease to provide for a ten-year renewal subject to Lessee's option to be exercised within six (6) months prior to the expiration of the said primary term, said renewal to be under the same terms and conditions and at the same rental as provided in the primary term thereof.
2. The attached form of lease and a counterpart thereof shall be executed by the Lessor and Lessee, respectively, as soon as practicable after possession of the premises is taken by the Lessee.
3. The Telephone Company shall have the right, at its option, to cancel this agreement should Lessor fail to complete construction within twelve (12) months from date of approval of plans.
4. This agreement and the execution of lease provided for hereunder are each conditioned upon Lessor evidencing to Lessee prior to the time of execution of such lease (a) good or insurable title to the real property and building, and (b) written approval and consent to such lease by any mortgagee or others holding liens upon said property, where required by Lessee.

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*In Re - Assignment of Lessor's Interest see Deed Book 579 page 605  
For Re - Advancement of Lessor's Interest see Deed Book 721 Page 203*