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Form 615
8-1-64

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This Indenture, made and entered into this 9th day of December, 1982.

by and between 400 Pelham Road, Incorporated
of the County of Spartanburg, State of South Carolina

hereinafter called Lessor, party of the first part, and the Southern Bell Telephone and Telegraph Company, hereinafter called Lessee, party of the second part,

WITNESSETH:

That for and in consideration of the rents and covenants herein contained, Lessor hereby leases unto Lessee, its successors and assigns, the following described premises with the appurtenances in the City of Greenville, County (PICKENS) of Greenville, State of South Carolina, to-wit:

All that certain piece, parcel or tract of land situate, lying and being on the northwesterly side of Point'e Circle near the intersection with Pelham Road. Beginning at a point on the right-of-way of Point'e Circle and proceeding northwesterly along a joint property line with Rice 38.6'± to a point; thence proceeding northerly 39'± to a point; thence proceeding easterly 28'± to a point on the right-of-way of Point'e Circle and then proceeding 39.6'± along said right-of-way to the point of origin. Said tract is more thoroughly identified on the attached site Plan (Exhibit A).

for use as a Telecommunications switching equipment enclosure site (SLC-96 Maxi-Hut)

TO HAVE AND TO HOLD the same for the term of Fifteen (15) ~~XXXXX~~ Years

beginning on the 1ST (First) day of January, 1983, and ending on the Thirty-first (31st)

day of December, 1998, at an annual rental of TWO THOUSAND FOUR HUNDRED AND NO/100 yearly

(\$ 2,400.00) Dollars, payable in equal ~~XXXXX~~ installments during the term hereof.

Lessor generally warrants ownership of the fee simple title or right to execute this lease.

Lessee agrees to maintain said premises in as good condition as when received, ordinary wear, tear and deterioration and damage by the elements or unavoidable casualty excepted, and to pay Lessor said rent as herein specified.

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

Lessor agrees that Lessee may sublet said premises or any part thereof during the term herein created.

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