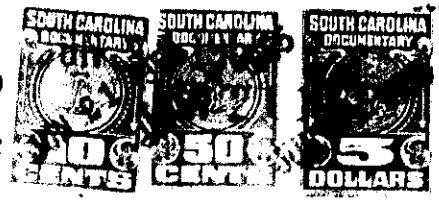


1955-10-15



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

This agreement made and entered into this 20th day of June, 1955 by and between Raincood, Inc., a corporation of the State of South Carolina, as "Lessor" and Greenville Electric Light & Power Company, Inc., a corporation of the State of South Carolina, as "Lessee" called "Lease"

RECITALS

In consideration of the sum of \$100.00 in cash and other parties in hand paid by the other, the receipt of which is hereby acknowledged, and of the covenants and conditions hereinafter set forth, the parties hereto, dated June 15, 1955, have agreed to lease to the Lessee a certain parcel of land situated at the Northeastern corner of the intersection of Polk Avenue (County Road 101) and Greenville, S. C., to be used for the purpose hereinafter intended as follows:

1. The depth of the lot covered by said lease shall be increased from 80 to 90 feet in order to provide for the widening of Augusta Road. The depth of the lot shall be increased to 90 feet and the depth of the lot shall be in no way affected should the widening of Augusta Road be in width or later than the date of this lease for any purpose.
2. The beginning date of said lease shall be November 9, 1955 instead of October 9, 1955 and the ending date shall be November 9, 1970 instead of October 9, 1965.
3. Instead of spending not less than \$10,000.00 in modernizing and improving the leased premises, the Lessee on the leased premises, the Lessee shall be obligated that it will spend not less than \$10,000.00 in erecting a new and modern building on the leased premises.
4. In consideration of the sum of \$100.00 in cash and the covenants and conditions hereinafter set forth, the parties hereto, dated November 9, 1955 to November 9, 1970, have agreed and agrees;
 - (a) That during the period from November 9, 1955 to November 9, 1970, the monthly rental for the leased premises shall be no more than \$200.00 per month.
 - (b) If at any time during the period beginning November 9, 1955 and ending November 9, 1970, lessor should desire to terminate said lease for any reason other than its continued use

RAINEY,
FANT & BRAWLEY
ATTORNEYS AT LAW
GREENVILLE, S. C.