

This Indenture made the SIXTEENTH day of

SEPTEMBER one thousand nine hundred and FIFTY FIVE
between MRS. ETHEL M. MORGAN, ~~TRUSTEE for~~ CLINTON H. MORGAN,
PEOPLES NATIONAL BANK OF GREENVILLE, as EXECUTOR and
TRUSTEE of the ESTATE OF CLINTON J. MORGAN, party of
the first part and The Western Union Telegraph Company (Incorporated) party of the sec-
ond part,

Witnesseth,

That for and in consideration of the mutual covenants herein contained the parties hereto have agreed as follows:

The party of the first part does hereby let, lease and demise unto the party of the second part, its successors or assigns, the following described premises in the CITY of GREENVILLE, SOUTH CAROLINA, to wit:

Ground floor storeroom containing 1944 square feet, basement storeroom of 1680 square feet and second floor space of 276 square feet situated in building located at corner Washington and Laurens Streets; the demised premises to be reconditioned to Western Union specifications dated January 25, 1955 a copy of which is attached and constitutes an integral part of this lease.



~~with the appurtenances, together with sufficient water for use in said premises and artificial light to the extent that same may be needed to light said premises in a suitable manner for the employes and customers of the party of the second part and including sufficient heat to heat said premises during all the office hours of the party of the second part, during the months that heat may be needed, to the temperature customary in business offices, also the privilege of placing such signs in and about the premises as may be necessary to properly advertise its business; all without expense other than the yearly rent herein stated, for the term of Fifteen (15) Years~~

to commence on the First day of February, 1956
and terminate on the Thirty First day of January, 1971
at the yearly rent or sum of SIX THOUSAND THREE HUNDRED DOLLARS (\$6300.00)
FOR THE FIRST TEN YEARS AND FIVE THOUSAND
FOUR HUNDRED DOLLARS FOR THE LAST FIVE YEARS.

payable in equal monthly payments at the end of each month during said term.

Unless either party hereto shall give to the other at least three months prior to the end of said term written notice of his or its desire and intent to terminate this lease at the end of said term, this lease shall continue upon the terms and conditions then in force for a further period of one year and so on from year to year until terminated by either party hereto giving to the other written notice at least three months prior to the expiration of the then current term of his or its desire and intent to terminate this lease at the end of said term.

~~This agreement is intended to assure to the party of the second part the exclusive right to maintain and operate a telegraph office in said building; and the party of the first part hereby agrees that _____ will not grant, or permit others to grant, to any other person or corporation the right to establish, maintain or operate a telegraph office in said _____ building or to connect telegraph wires therewith during the term of this lease or any renewals thereof.~~

The party of the first part, their heirs, administrators, successors or assigns, is to keep said premises in good and tenantable condition, repair walls, floors, etc., ~~and paint or paper walls and ceilings when necessary~~; but the party of the second part is to repair any damage to the walls/^{Heating Plant} glass of woodwork caused by negligence, carelessness or waste of its agents or employes.

Any District Telegraph Company and any Telephone Company with which the party of the second part has contracted or may contract or which it may employ for the performance of

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