

P. P. P.

State of South Carolina

County of Greenville.

This lease, made this the first day of August, 1903, between the Piedmont Manufacturing Company, party of the first part, and the Southern Bell Telephone and Telegraph Company Party of the second part,

WITNESSETH: That the party of the first part has let, leased, and demised and by these presents does let, lease, and demise unto the said Southern Bell Telephone and Telegraph Company,

its successors and assigns, the following described premises, in the town of Piedmont

State and County aforesaid, to wit;

One room on the second floor of ~~the~~^{State} building, immediately opposite office of Piedmont Manufacturing Company, with all appurtenances thereunto belonging for a term of five years, commencing on the first day of July, 1903, and terminating on the 30th day of June, 1908, at and for the yearly rent, or sum, of Sixty (\$60.00) Dollars, payable by the said party of the second part, to the said party of the first part, in equal monthly installments of five (5.00) Dollars each, with the ~~exclusive~~^{right} of establishing and maintaining in said building during the said term, either a Telephone exchange, or a Telegraph Office, or both a Telephone-Exchange and Telegraph Office and for no other purpose with the customary apparatus and appurtenances of the same, including such proper window frame and roof structure as may be necessary to carry or support the ~~weight~~^{wires} thereof; the said party of the first part to keep the said premises in good and tenable condition during the occupancy of the lessee.

The condition of this lease is such that if any rent shall be due and unpaid, then it shall be lawful for the party of the first part to reenter the said premises and to remove all persons therefrom.

And the said party of the first part covenant that the party of the second part, on paying the said yearly rent and performing the covenants aforesaid, shall and may peaceably and quietly have hold and enjoy the said demised premises for the term aforesaid.

In case the building on the premises shall be destroyed, or so injured by the elements or any other cause, as to be untenable and unfit for occupancy, the party of the second part shall not be liable or bound to pay rent to said party of the first part for the same after such destruction or injury, and may thereupon at its option quit and surrender possession of the premises; but may, if it so desire, upon the completion of the repair or restoration of said building, re-occupy the same upon the same terms and conditions, herein set forth, the first part however, to be under no obligation to repair or restore.

IN WITNESS WHEREOF The party of the first part has hereunto set its hand and seal, the day and year first above written.

Piedmont Manfg. Co.

- Jas. L. Orr. L.S.

Pres. and Treas.

R. D. Sloan Sec. L.S.

Signed sealed and delivered in the presence of •

J. M. Marshall.

State of South Carolina,

County of Greenville.

On this the 19- day of Oct 1903, personally came before me J. C. Mitchell Magistrate in and for the state and county aforesaid J. M. Marshall who being duly sworn saith he is personally acquainted with James L. Orr Prest, of the Piedmont Manufacturing Company, and that he, the said J. M. Marshall, saw the said James L. Orr, sign the foregoing lease, and attach

